



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



## Valley View Cottage The Slad, Longhope, GL17 0PT

**£365,000**

Valley View Cottage is a semi-detached cottage, built in the 1980's, originally as an extension to the neighbouring Valley View, whose origins date back to the 1870's. In the late 1980's early 1990's, Valley View Cottage was developed into a separate dwelling from Valley View.

Leading to the property down the lane you will first come to the carport ideal undercover parking / storage with power. Additional parking to the rear of the carport also.

The rear garden is accessed via steps to the garden is in sections with various mixed aspects including formal borders, fruit trees, lawn area and a secluded woodland area. The garden has to be seen to be appreciated as there are lots of areas that can be utilised for enjoying the outside space or entertaining. The views from the gardens are amazing, overlooking the countryside.

The current owners have sympathetically modernised the property to a high standard, updating the heating system, wiring, bathroom & kitchen and now with super-fast fibre broadband installed, has an ideal remote working capability. Attic spaces are fully boarded out and insulated to provide good storage space. Cavity wall insulation has been carried out to the external walls. All doors and windows are double glazed.

Situated in the Valley its elevated position provides a tranquil setting of gardens and woodland with views, all in a plot approaching half an acre (approx.).

### Kitchen/Breakfast Room 18'8 x 8'3 (5.69m x 2.51m)

Dining Room

Mains Power Distribution Box

Emergency Light

Kitchen

Under-Floor Heating with Thermostat controller

Cooker Point

Cooker Extractor (discharge outside)

Sink

Mains water stop-cock with Mains Water pressure regulator

Under worktop services for Fridge (600mm)

Washing Machine (600mm) and Dishwasher (400mm) Solar powered light above worktop.

Sink & Worktops with Solar powered lighting above (independent of mains power)

Stairs to the first floor

### Lounge 11'4 x 9'10 (3.45m x 3.00m)

Satellite Cable (Sky) entry

Fibre Internet entry point (currently connected to Gigaclear modem, telephone convertor & Primary router). Current Owner's Connectivity is 500Mb/s upload and download speeds.

Network and Telephone Junction Box

Concealed Cupboard containing Network Router & Solar Charger monitor

Multi-Fuel Burner (wood / smokeless coal)

### Landing

Central Heating Thermostat (programmable)

BT Landline Master Socket

Mains Power

Access Hatch to beneath stairs storage / Cellar

- Solar Charger and storage battery located in the cellar

- Power and BT Landline socket

- Storage beneath stairs

- Mains Power connections

Access hatches to attic space #1 & #2

### Bedroom 1 11'4 x 9'5 (3.45m x 2.87m)

Fitted Wardrobe

Radiator

### Bedroom 2 9'4 x 7'11 (2.84m x 2.41m)

Fitted cupboard

Network Sockets

GSM aerial Connections

Radiator

Mains Power

### Bedroom 3 10'4 x 5'9 (3.15m x 1.75m)

currently used as a guest bedroom / second study

Network Cabling (Mesh Router)

Radiator

Mains Power

### Bathroom

Full sized, 'P' shape bath with Mira electric power shower and extractor / light above

Wash basin with Illuminated & heated mirror above

Low level WC

Electrically Heated Towel rail

Radiator

Light with integral 'night light' feature

Cupboard containing

- Stainless Steel Hot Water Cylinder & Electric Emersion Heater with 'Economy-7' time controller

- Amptec / Heatrae Sadia, Electric Central Heating boiler, 20,400BTU

- Removable Shelving unit provides access to the hot water cylinder

- Linen Storage

### OUTSIDE

- Garden – additional land area purchased by the present owner – included in the sale. This woodland area is a secluded extension to the main garden, ideal for wildlife. Current visitors include Fox's Munk-jack deer, rabbits, badgers, squirrels and birds of all kinds

- Water feature and BBQ seating area

- WiFi and cabled wildlife CCTV coverage of garden

- Sheds x 4, each with mains power and lighting

- Summer House with power and lighting

- Car port with power (13A EV charger capable)

- Greenhouse

- Cottage Ruin dating to Circa 1911

- Water well (originally used to supply the now derelict cottage) with solar powered electric pump (Not suitable for drinking / bathing) – currently used for irrigation of the vegetable patch / greenhouse

- Gardens

- Total area covered by the property is now 0.49 acres / 1,983m<sup>2</sup>

### Services

Mains Water, shared septic tank and Electric heating

Forest Of Dean District Council tax band: C

### Tenure

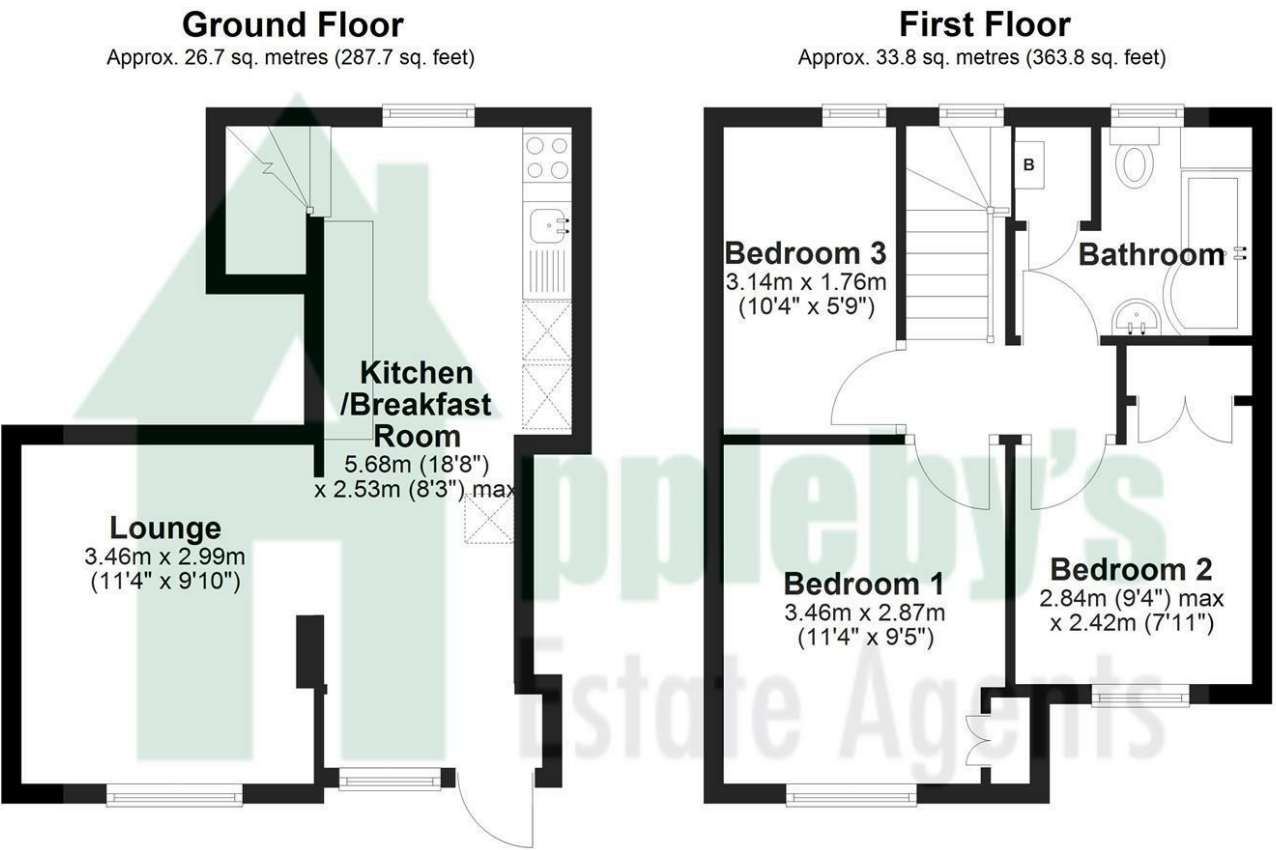
Freehold

### Directions

Postcode: GL17 0PT

What3Words: trombone.wriggle.input

Floor Plan

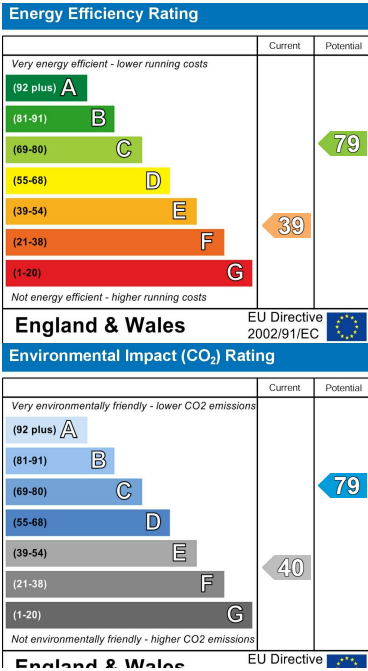


Total area: approx. 60.5 sq. metres (651.5 sq. feet)  
**Valley View Cottage , The Slad, Little London**

Area Map



Energy Efficiency Graph



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