



**FREEHOLD**

**£325,000**



**RAMCREST, NOTTSWOOD HILL, LONGHOPE,  
GLOUCESTERSHIRE, GL17 0AN**

- IN NEED OF RENOVATION
- KITCHEN
- DINING ROOM
- APPROXIMATELY ONE THIRD OF AN ACRE PLOT
- TWO BEDROOMS
- LOUNGE
- BATHROOM
- NO ONWARD CHAIN
- OFF ROAD PARKING

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# RAMCREST, NOTTSWOOD HILL, LONGHOPE, GLOUCESTERSHIRE, GL17 0AN

The local village of Longhope is located just off the A40 offering a range of amenities including a local shop with Post Office, Bakery, Primary School, Two Public Houses, Church, Village Hall and Craft Centre. The city of Gloucester is Approx. 10.3 miles and the Market Town of Ross-on-Wye 6.7 miles.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

A pretty two bedroom detached character cottage in need of renovation and offering much potential and improvement (subject to necessary planning consents), set in approximately one third of an acre in a pleasant elevated, semi-rural location, on the outskirts of the village of Longhope, with no onward chain.

Front door to -

**Entrance Porch: 4' 0" x 3' 10" (1.22m x 1.17m),** Parquet flooring, panelled walls, window to front.

**Inner Hallway:** Stairs off.



**Lounge: 12' 0" x 10' 0" (3.65m x 3.05m),** Log burner with stone hearth and wood mantle over, windows to side and front.

**Dining Room: 12' 1" x 11' 10" (3.68m x 3.60m),** Exposed brick fireplace with log burner, parquet flooring, under-stairs storage cupboard, windows to front and rear.

**Kitchen: 10' 1" x 8' 0" (3.07m x 2.44m),** Fitted base level units, sink unit, plumbing for automatic washing machine, space for tumble dryer, free standing fridge/freezer, electric cooker, pantry, window to front, door to outside.



## First Floor Landing:

**Bedroom One:** Exposed wooden floorboards, windows to front and side.

**Bedroom Two:** Exposed wooden floorboards, built-in double wardrobe, windows to front and rear.

**Bathroom:** Bath, wash hand basin with tiled splash-back, W.C., window to rear.

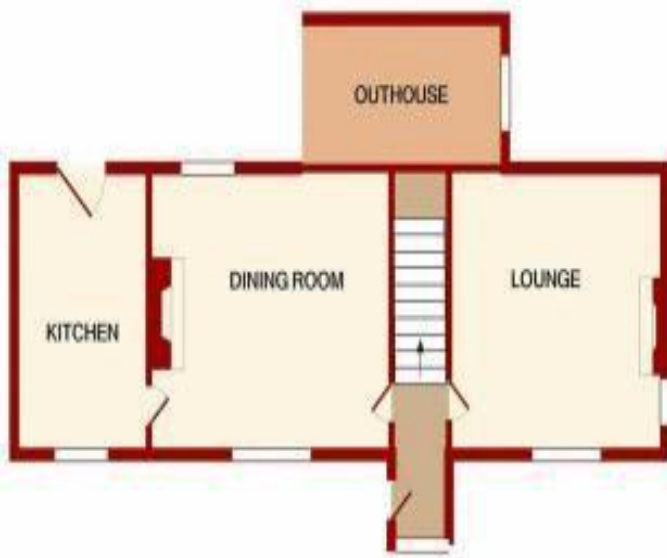
**Outside:** Good size uncultivated gardens enjoying fine views across to wooded hills beyond. There is an integral store room below the bathroom.

**Services:** Mains water and electricity are connected to the property with private drainage. The heating system and services where applicable have not been tested.

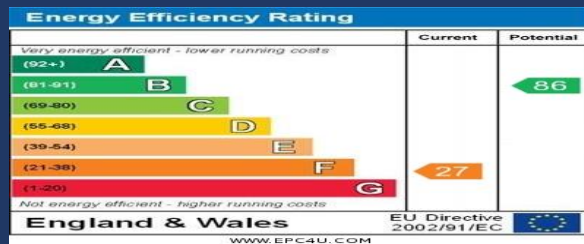


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**



Measurements are approximate. Not to scale. Illustrative purposes only.  
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