



At first glance

- Commercial
- Offers invited
- prime investment

In detail

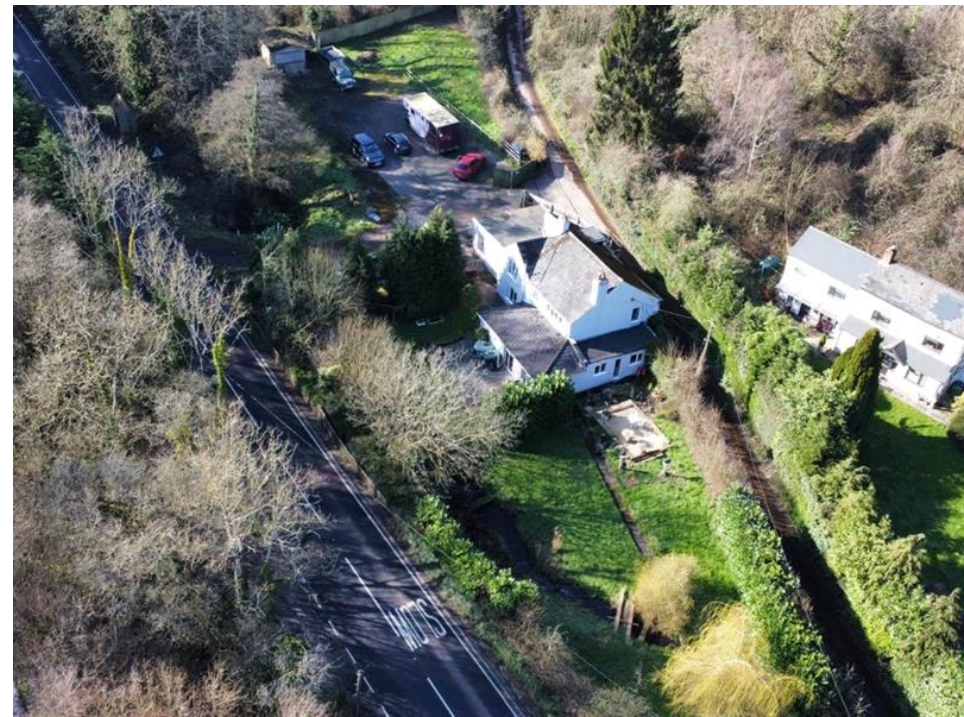
A rare opportunity to acquire a completely modernised pub with generous and well maintained accommodation above, circa 1 acre of grounds; to include pub gardens, large car park, stable block and situated within a popular and well connected semi-rural position.

This unique and rather iconic local property has most recently been utilised as domestic home and has been significantly modernised throughout by the current owners to include; a new central heating system, rewire, complete cosmetic enhancement throughout and reconfiguration.

The internal accommodation now provides a spacious and modern area comprising; entrance hall, large "L" reception room with bar and multi fuel stove, dining room, kitchen, cellar/utility room, storage/office and at first floor: four bedrooms (1 en-suite) and a bathroom. Externally, there is a large car park with dual access, detached gentleman's W/C block, detached stable block & garage, and large pub garden with atmospheric brook running through.

The property borders Littledean Rd and New Rd and is situated within Popes Hill, which is renowned for its amazing views and peaceful setting. The property is close to the nearby village of Littledean which provides a good range of facilities, including; a village shop with Post Office, two public houses and chip shop. From Popes Hill, Gloucester, Cheltenham and Chepstow are easily accessible. The motorway connections from the area are excellent with the M4, M5 and M50 all within commuting distance.

Tenure: Freehold
with vacant possession.





Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Floor area

Total internal gross floor area: 221m²/2377sqft

Services

Mains electric water and broadband, Oil central heating. Septic drainage.

legal fees

Both parties bear their own legal costs.

Rates

Contract FODDC.

Outbuildings

WC block, garage and stables.

Viewings

Strictly by arrangement with Hills.





Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 204.7 sq. metres (2203.1 sq. feet)

