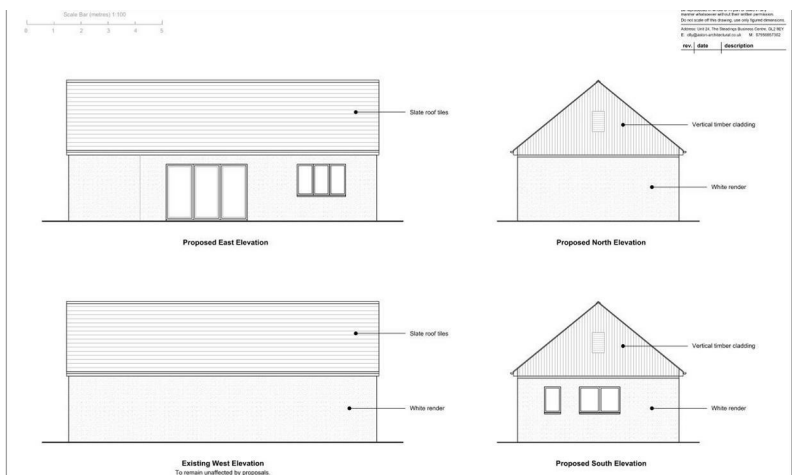




5 Ledbury Road Crescent

Staunton, Gloucester, GL19 3QB

Offers in excess of £650,000



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Description

Murdock & Wasley Estate Agents are delighted to welcome to the open market this truly unique three-bedroom detached Chartist bungalow, believed to date back to the late 1840s and offering a rare opportunity to acquire a property steeped in local history and character.

Occupying an impressive plot of approximately two acres, the property combines the charm and heritage of a period home with an exceptional amount of outdoor space, making it particularly well suited to those seeking a smallholding, equestrian lifestyle or countryside retreat.

The extensive grounds are a real highlight and include two paddocks, providing excellent grazing opportunities for horses, ponies or other livestock. In addition, there is a substantial barn and separate stable block, with the latter benefiting from planning permission for conversion into a one-bedroom annexe. This presents exciting potential for multi-generational living, guest accommodation, a home office or ancillary accommodation, subject to the relevant conditions and consents.

Internally, the property offers three-bedroom accommodation that successfully blends its historic character with stylish modern living. At the heart of the home is an impressive kitchen/diner, creating a wonderful space for everyday family life and entertaining, complemented by a comfortable and stylish living room. Further enhancing the property is the installation of an air source heat pump, providing a modern and energy-conscious heating solution while retaining the charm and individuality of this fascinating period home.

Dating back more than 175 years, the property's Chartist origins provide a distinctive sense of history and heritage that sets it apart from more conventional homes.

With approximately two acres of land, useful outbuildings, paddocks, modern improvements and further development potential, this is a rare and highly versatile property offering an exceptional combination of history, lifestyle and opportunity.

Early viewing is highly recommended to fully appreciate the setting, character and considerable potential this remarkable property has to offer.

Agents Note

* We are advised that property has Granted Planning Permission to change the use of an existing redundant outbuilding to an annexe providing ancillary accommodation to main accommodation. For more information please visit the Forest of Dean Planning Portal and use reference: P1493/23/FUL.

* Please be aware that this Chartist bungalow is a Grade II listed building, which means it is recognised as being of special architectural or historic interest. Prospective owners should therefore check the listing details and seek appropriate advice before making any changes to the property.

Tenure

Freehold

Local Authority

Forest of Dean District Council
Council Tax Band: E

Services

Mains water and electricity.
Septic Tank & Air Source Heat Pump.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.





Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area^m
2394 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

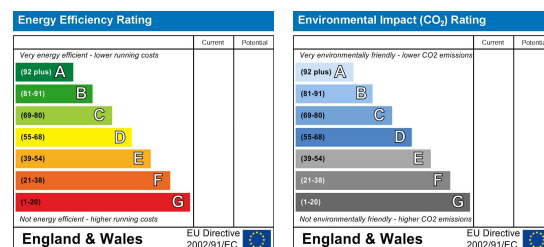
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Viewing

Please contact our Gloucester Office on 01452 682 952 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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