



**London House with Shop/Studio  
Hart Lane  
Ruardean  
Gloucestershire  
GL17 9UT**

Selling Price £399,999

London House is situated in the Conservation Area of the historic village of Ruardean on the edge of the Forest of Dean. It is a substantial double fronted period property, the former shop/Post Office. A huge amount of living space is on offer with this property along with the option for continued business use. It is ideally suited for extended family occupation, the large converted attic includes a small kitchenette, an ideal teenager flat. There is also potential to divide the building (with relevant planning) into two separate dwellings. It has a secure garden with useful outbuilding. The village school and pub are close by, there is a regular bus service through the village. An excellent lifestyle or investment opportunity.

**Entrance Hall**

Stripped pine floorboards, door to inner hall and shop/studio.

**Inner Hall**

Doors to kitchen/breakfast room, snug and cloak room, original parquet floor, stairs to first floor.

**Kitchen Breakfast Room**

Window to rear, walk in pantry, breakfast bar, wall and base cabinets, ceramic sink, dual fuel Rangemaster stove, tiled floor, door to rear hall.

**Snug**

Windows to front, original open fireplace with antique elm mantle, exposed floorboards.

**Rear Hall**

Windows to side, doors sitting room and garden.

**Sitting Room**

Window to side, exposed floorboards, patio doors to rear garden.

**Cloakroom / Laundry Room**

Window to side, WC, wash hand basin, plumbing for washing machine, tiled floor.

**Shop/Studio**

Large shop retail space with original bay windows to front, stripped pine floor, could be used equally well as a studio, gallery, additional living space.

**Galleried Landing**

Original turned staircase, exposed floorboards, open to study area, doors to family bathroom, inner landing, bedrooms 2,3 4, and 5, stairs to second floor.

**Study Area**

Large space off the main landing, a good reading area or office space.

**Bedroom 2**

Windows to front.

**Bedroom 3**

Window to front.

**Bedroom 4**

Window to rear.

**Bedroom 5**

Windows to side.

**Family Bathroom**

Window to rear, corner bath with shower attachment, separate shower enclosure, WC, wash hand basin, exposed floorboards.

**Inner Landing**

Window to side, door to balcony overlooking the rear garden, door to bedroom 1.

**Bedroom 1**

Windows to rear and side, exposed beams, apex ceiling, mezzanine storage space.

**Converted Attic Rooms**

Converted attic space, windows to side and rear, exposed beams, roof lights, large open landing, kitchenette and two further bedrooms/hobby rooms/storage, door to balcony overlooking the rear garden.

**Outbuilding**

Original red brick shed, ideal workshop with power and water supply, window to side, flagstone floor.

**Outside**

Enclosed passages either side of the building lead to the rear garden, they provide good storage space. The garden has a south facing aspect, the patio and decked terrace being sunny sheltered area to sit out. A border of mature shrubs and trees include cherry, silver birch and twisted hazel. The garden is very private and securely fenced.

**Directions**

On entering the village with the church on your right hand side, pass the garage/petrol station on your left. Continue for approximately 50 yards where the property can be found on the corner of High Street and Hart Lane.

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