



Brimscombe, Stroud, Glos, GL5 2QW

Asking Price £795,000

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A handsome Grade II listed attached Cotswold stone house offering much charm & Character with a wealth of period features, offering spacious living accommodation and a superb garden with a detached two-storey outbuilding/studio with potential. Such character to include oak panelling in the dining room, handsome stone fireplaces, exposed beams & elm floor boards and staircase. The accommodation consists of 3 flexible reception rooms, a bespoke kitchen, 4 double bedrooms, ensuite shower room, second shower & an impressive family bathroom with a free-standing roll-top bath. To the rear, a mature garden with level lawn and various formal seating areas. The property is approached through a gated driveway which leads to a double carport, single garage and outbuilding with potential. Early views, highly recommended to avoid disappointment.





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We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.

Amenities

Brimscombe, situated along the A419 London Road, was originally a shipping port village that thrived on wealth. The old port currently has plans for regeneration to include housing, leisure and retail units. The Stroud District Council is restoring a 6.7-mile stretch of the Cotswold Canals, promising economic, heritage, leisure, and conservation benefits. The village features a primary school, proximity to Thomas Keble secondary school, and various educational institutions. Brimscombe offers a village shop, mobile post office, Fish & Chip shop, hair salon, and antiques shop. Excellent transport links via A419 and railway stations connect to Stroud, M5, Cirencester, and London Paddington.

Hallway

Tiled floor, radiator, deep coat recess, picture rail, exposed beams. Staircase rising to the first floor.

Sitting Room

5.31m x 4.72m (17'5" x 15'6")

Single glazed bay window with shutters looking out over the rear garden. Stone mullion window to the side, two radiators, wood burner to Inglenook fireplace, exposed floorboards, picture rail, wall lights.



Dining Room

4.72m x 3.66m x 3.78m (15'6" x 12'0" x 12'5")

Exposed floorboards, panelled wooden walling, open fire with stone mantle, radiator, staircase rising to the study with concealed access beneath leading to the utility. Latched window to the front, wooden external front door. Understairs cupboard with light, exposed floorboards.

Study

3.84m x 3.66m (12'7" x 12'0")

Wood burner to a wooden mantle and slate hearth, latched window, exposed floorboards, extensive book casing.

Kitchen Breakfast Room

4.72m not into bay x 3.56m (15'6" not into bay x 11'8")

Tall latched windows looking out onto the garden, two old school style radiators, dresser unit with shelves and drawers. Further base units with Belfast sink, wooden worktops, dishwasher and range style cooker, picture rail, tiled floor, recessed lighting.

WC

Stone floor, wash basin, WC, porthole style fixed window, radiator, panelled walls.

Utility/Boiler Room

3.48m x 2.57m (11'5" x 8'5")

Boiler/utility room with tiled floor, large hot water cylinder, floor mounted gas spoiler, plumbing for washing machine and space for a tumble dryer. External door which is disused to the front, shelving, Butler sink and shower tap, shelves.



First Floor Landing

Exposed floorboards, old school style radiator, recessed lighting and picture lighting. Staircase to the top floor.

Bedroom 1

6.02m > 4.09m x 2.92m (19'9" > 13'5" x 9'7")

Measured to the built in the wardrobes. Old school style radiator, tall latched window to the rear.

Ensuite Shower Room

Comprising a corner shower cubicle, pedestal basin, WC, latched style window, radiator, exposed floorboards.

Bedroom 2

20'5" x 16'5"

Blocked off stone fireplace, exposed floorboards, latched a window to the side and rear overlooking garden, ceiling beam, wall lights.

Bedroom 3

4.50m x 2.79m (14'9" x 9'2")

Stone mullion Windows with secondary glazed panels to the front, exposed floorboards, old-school style radiator, fitted wardrobes with shelving and hanging space. Wall lights, wash basin to vanity unit.

WC

With WC, wash basin, part panelled walling, roof light and exposed floorboards.



Top Floor Landing

Stone Mullion window, exposed floorboards, vaulted ceiling with exposed beams, old school style radiator.

Bathroom

2.54m x 2.44m (8'4" x 8'0")

Bathroom comprising a roll top bath with central mixer tap and shower handset, wash basin, WC, heated towel rail/radiator, tall vaulted ceiling, exposed beams, tiled floor, concealed storage. Part panelled walling, matching shelving and medicine cupboard.

Shower

Located off of the landing there is a wet room style shower with tiled floor and walling, exposed beams, heated towel rail, tall vaulted ceiling and extractor.

Bedroom 4

5.54m x 3.56m (18'2" x 11'8")

Tall ceilings with A frame beams, built-in cupboards and drawers, window to the rear garden, radiator, via a low wooden latched door.

Outside

Front Garden

An arched gate with steps lead to an area laid to stones. Climbing plants to the front elevation, tall conifer tree, stone flower beds.



Rear Garden

Located to the rear is a large garden with shingle areas adjacent to the house. plants climb the rear elevation. There is a level lawn with surrounding shrubs and trees, also, a large wisteria climbs a pergola to the left as you walk down the garden and a metal arbour leads to a formal seating area. There are further secluded seating areas to the far end of the garden, a wooden pathway crosses over a water feature to meet a covered corner gazebo with pathway leading to the drive. There are several fruit trees around the garden.

Outbuilding

4.34m x 3.71m + 4.60m x 4.04m (14'3" x 12'2" + 15'1" x 13'3")

There is an outbuilding alongside the driveway to the ground floor, a room with latched window, electric heater, two track lights and a consumer unit. Located above and access fire external steps and upper room with tall pitched ceiling, electric fire, latched window, painted stonework and a roof window.

Driveway, Garage & Car Port

The property is approached via wooden gates. Driveway continuing to the side of the property leading to a two car covered carport with single garage alongside and greenhouse tucked in behind.

Tenure

Freehold

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Council Tax Band E

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Ground Floor

Viewing Arrangements

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