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**Farmhill Lane, Stroud | Offers Over £390,000**  
**Call us today on 01453 764912**



## Energy rating and score

This property's energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Hunters Estate Agents are delighted to offer this four bedroom semi-detached family home with garden, parking & office/garage. The property currently has a annex to the side which is being rented out but has been an Air B&B before. The property comprises of an porch, entrance hall, living room, kitchen/dining room, utility room, shower room and bedroom four/family room the ground floor. The first floor has three bedrooms and a bathroom. Further benefits include rear garden, views, office/garage, off-street parking, double/triple glazing and gas central heating.**

#### SITUATION

The property is located within Paganill/Callowell which is just over a mile from a centre of Stroud. Locally, Callowell Primary school is a short walk (approx. 5 minutes) with Archway School being approx. 10 min walk. There are various public footpaths close to the property that will lead you to town. A local Tesco is at the bottom of the hill. The historic town of Stroud and meeting point of the 5 valleys is a well-known centre for arts and crafts as well as its weekly Farmers Market just along from our office; recently voted the best in the country. An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum In The Park. Stroud is served by 3 major supermarkets including Waitrose and Tesco and has state Grammar Schools, for boys and girls, and Archway School, a mixed sex Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. There are also some great primary schools including, Stroud Valley Primary School which is just along the road. Uplands Primary School which is in Stroud, Rodborough Common Primary school and Minchinhampton Primary School both within a short drive from the property. Stroud has good transport links with London Paddington only 90 minutes (approx.) by train and Bath and Bristol circa 45 minutes by car. The M5 and M4 links take you East, West, North and South, ideal for commuters and those family weekends away.

#### PORCH

UPVC double glazed windows & entrance door.

#### ENTRANCE HALL

UPVC double glazed windows & door, radiator, phone point and stairs to first floor with recess beneath.

#### LIVING ROOM

15'1" x 11'9"

UPVC triple glazed windows bay window to front with shutters, radiator, wood burner with mantel and USB sockets.

#### KITCHEN/DINING ROOM

18'0" x 9'10"

Good range of wall, floor & drawer kitchen units, double larder cupboard, belfast sink with mixer tap, built-in oven & gas hob, space for fridge/freezer & dishwasher, radiators, extractor fan, splashback tiling, USB sockets and a UPVC double glazed windows & french doors to rear garden.

#### ANNEX / AIR B&B

The current owners has used the shower room, utility room & sitting room/bedroom 4 as an seperate annex and rents it out currently. It has been a Air B&B before. This gives the flexibility of continue to generate some income or keeping it as one whole house.

#### UTILITY ROOM

10'9" x 7'10"

UPVC double glazed windows & door to rear, kitchen units, stainless steel drainer sink, space for fridge & washing machine, underfloor heating, tiled flooring, radiator and wall-mounted Worcester combination boiler.

#### SHOWER ROOM

WC, vanity sink with mixer tap, walk-in shower, shower off mains, underfloor heating, heated towel rail, extractor fan and a UPVC double glazed & frosted window to rear & side.

#### BEDROOM FOUR / FAMILY ROOM

12'5" x 9'10"

UPVC triple glazed windows to front and a radiator.

#### FIRST FLOOR LANDING

UPVC double glazed windows to side, storage cupboard and access to loft space. The loft accessed via pull-down ladder and is boarded, insulated and has lighting.

#### BEDROOM ONE

12'1" x 11'1"

UPVC double glazed windows to rear, radiator and triple fitted wardrobes with mirrors.

#### BEDROOM TWO

12'5" x 9'10"

UPVC double glazed windows to front, built-in shelving and a radiator.

#### BEDROOM THREE

9'2" x 7'10"

UPVC double glazed windows to front and a radiator.

#### BATHROOM

7'6" x 5'6"

Low level WC, vanity sink with mixer tap, panelled bath, shower off mains, shower glass, extractor fan, heated towel rail and a UPVC double glazed & frosted window to rear.

#### EXTERIOR

The rear garden has been wonderfully landscaped to include various patio areas, raised bedding areas with planting and stone chippings areas. There is wonderful views from the garden & rear windows down the valley. There is a pergola area with hot tub (Available by separate negotiation) and a further pergola area with outside seating. Further benefits include outside tap, outside power, water butt, gated side & rear access, fence/brick borders, security light, UPVC double glazed door into office/garage and washing line.

#### OFFICE / GARAGE

7'4" x 15'7"

The garage has been converted to an office which has UPVC double glazed window with views, UPVC double glazed door to garden, electric heating, insulated, skylights, USB sockets, long built-in desk with shelving, TV point, boxing bag mount & storage cupboard. The garage doors are still there if you did want to convert back to a garage.

#### OFF-STREET PARKING

Parking in front of the office/garage for 1 vehicle.

#### PLANNING PERMISSION

Planning Application Number: S.22/0142/HHOLD

Planning permission was granted in 2022 to erect a front, side & rear extension onto the property. Please see planning application via the Stroud council website for plans.

#### TENURE

Freehold

#### COUNCIL TAX BAND

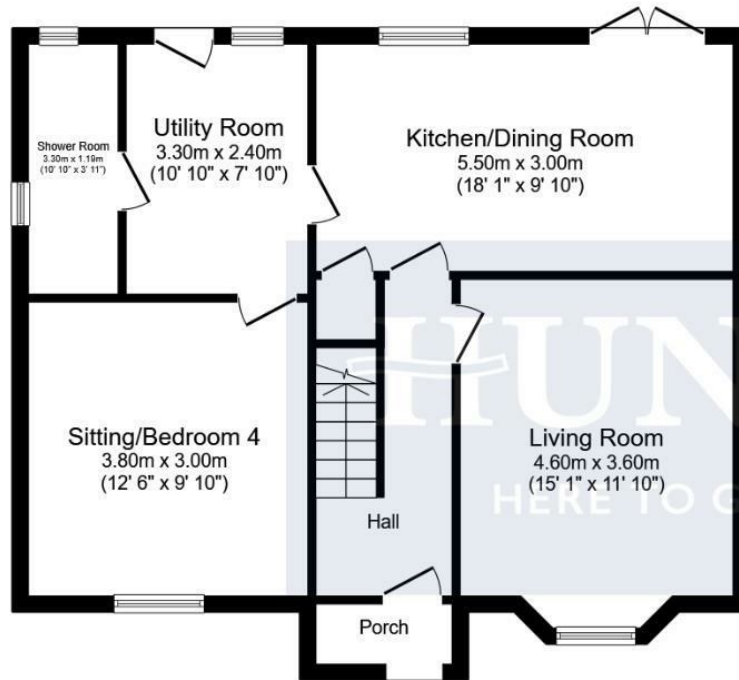
Council tax band C

#### SOCIAL MEDIA

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

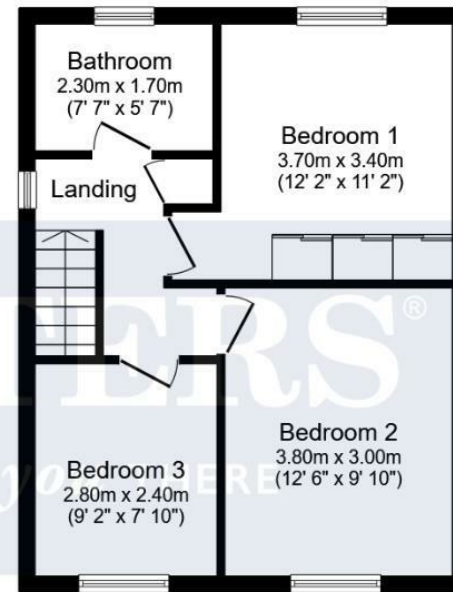
#### GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce HUNTERS STROUD won the GOLD award AGAIN at the BRITISH PROPERTY AWARDS this year! So if 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](mailto:stroud@hunters.com) for a free valuation.



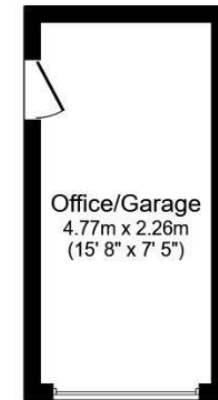
### Ground Floor

Floor area 69.9 m<sup>2</sup> (752 sq.ft.)



### First Floor

Floor area 40.0 m<sup>2</sup> (431 sq.ft.)



### Garage

Floor area 10.8 m<sup>2</sup> (116 sq.ft.)

**TOTAL: 120.6 m<sup>2</sup> (1,299 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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