



York House, Ferndale Road, Whiteshill, Gloucestershire, GL6 6AY  
£625,000





## York House, Ferndale Road, Whiteshill, Gloucestershire, GL6 6AY

A substantial detached extended Cotswold stone property in a lovely location with a superb outlook in ever popular Whiteshill with four bedrooms, two reception rooms, gardens and parking and a detached 17' cabin studio with power and light.

PORCH, 26' SITTING/DINING ROOM WITH WOOD BURNING STOVE, PLAYROOM/STUDY, 13' KITCHEN/BREAKFAST ROOM, REAR LOBBY, CLOAKROOM/W.C, FOUR BEDROOMS, BATHROOM, SOLAR PANELS, GARAGE AND PARKING, LARGE FRONT GARDEN AND A DETACHED 17' CABIN STUDIO WITH POWER AND LIGHT



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)





#### Description

York House is a substantial detached home set in a superb elevated location at popular Whiteshill, tucked away from main road traffic. This sought after village is known for its strong sense of community, with a primary school, community run shop, and welcoming pub all within easy reach. Country walks start right from the doorstep, and the property enjoys superb valley views. Built using traditional methods, the house has been the subject of comprehensive extension and improvement during the current owners tenure. This has transformed the property whilst staying sympathetic to the history and character of the original building. The resulting space is welcoming, combining period charm with modern practicality, with accommodation arranged over two floors. A stone porch opens into the 26' sitting/dining room, which features solid oak flooring, oak-framed French doors leading to the garden and a Cotswold stone fireplace with a wood-burning stove. In addition to this generous space, there is another reception room with oak flooring, fireplace and wood burning stove. This would be ideal as a study or a playroom. A kitchen/breakfast room is beyond this, with a useful rear lobby and a cloakroom/W.C at the back of the house. Upstairs, the owners have created a first class 15' principal bedroom with oak framed vaulted ceiling in the extension, with another three bedrooms and a bathroom on this floor. The windows at the front of the property enjoy a super view over the garden and, from the first floor, the view beyond, and the owners have installed solar panels. An interesting, tastefully presented house, and an absolute must for your viewing list.

#### Outside

The property address is Ferndale Road, but the parking area and garage are accessed from Highfield Road. Please use the postcode GL6 6AJ to arrive at the parking for the property. There is parking for several vehicles, side by side, with a timber garage behind. A gated entrance opens into a generous, well-established garden. A winding path leads up through this large plot to the front door. Garden enthusiasts will appreciate the enclosed vegetable plot with greenhouse, complemented by wildflower planting throughout the grounds. There is a paved terrace by the house, which is the perfect spot for a table and chair set or outdoor sofa, from which to enjoy the super view and the sun. There is also a brilliant 17' detached office/studio at the bottom of the garden. This has power and light, and would be ideal as a work from home space or a family games room - a real asset.

#### Location

Whiteshill benefits from a community run village shop/cafe, a well-established primary school, a church, a playing field, village pub and walks on the doorstep in all directions. Stroud town benefits from an award winning weekly farmers market as well as a variety of local independent shops and stores, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise as well. The recently opened "Five Valleys" shopping centre is of particular note and is certainly worth a visit for a range of market stalls, food stalls and stores. The wider area has a range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

#### Directions

Leave Stroud via the Cainscross Road and take the third exit signposted Whiteshill. Proceed to the mini roundabout and take the first exit proceeding up the hill into Whiteshill. Pass the church on the right hand side and then pass the turning for Field Road. Take the next turning for Highfield Road and continue, ignoring the turning for Ferndale Road on the left. The property can be found a little way along on the left, set back from the road with the parking area and garage by the lane.

#### Property information

The property is freehold. Gas central heating, mains electricity, solar panels, water and drainage. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major providers in this area.

#### Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

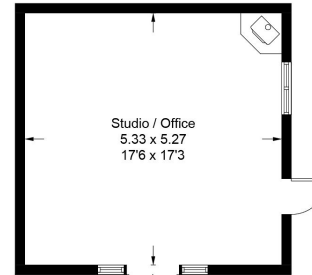


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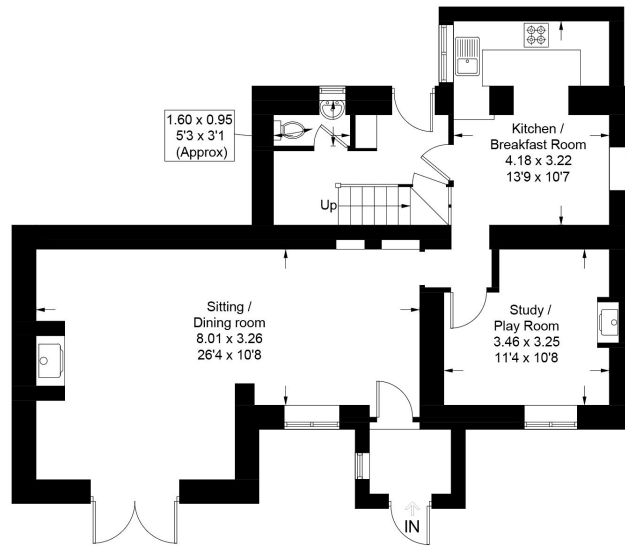
Approximate Gross Internal Area = 140.7 sq m / 1514 sq ft

Studio / Office = 28 sq m / 301 sq ft

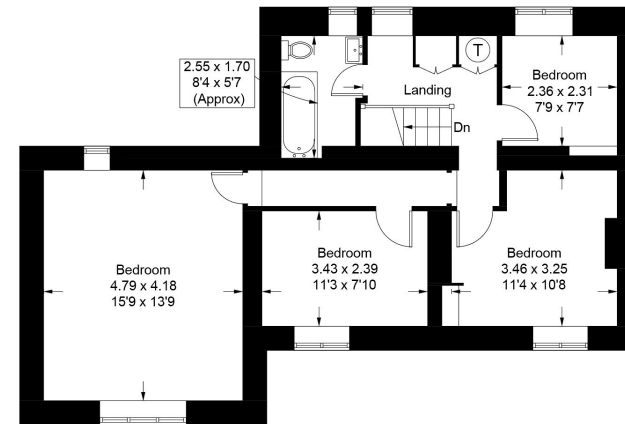
Total = 168.7 sq m / 1815 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266243)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		72	79

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.