



Little Court, Bristol Road, Stonehouse, Gloucestershire, GL10 3RA
Guide Price £910,000

PETER JOY
Sales & Lettings



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Chain free - A beautiful and well-presented Grade II listed, five-bedroom, Cotswold stone barn and adjoining coach house conversion sat in a generous plot off a private road on the edge of Stonehouse with spacious reception space, character features, parking and garage.

CHAIN FREE - 25' KITCHEN/DINING ROOM WITH DOOR TO REAR GARDEN; 17' DINING ROOM/RECEPTION ROOM; 19' DUAL ASPECT LIVING ROOM WITH WOODBURNER; OFFICE/STUDY AREA; DOWNSTAIRS W/C; LANDING WITH WINDOWS OVER; 17' MASTER BEDROOM WITH VAULTED CEILING AND EN-SUITE BATHROOM WITH SEPARATE SHOWER; 12' BEDROOM TWO; SHOWER ROOM; 12' BEDROOM THREE; ACCOMMODATION IN THE ADJOINING FORMER COACH HOUSE ADDITIONALLY OFFERS SIDE PORCH; 24' RECEPTION ROOM WITH ACCESS TO GARDEN; WET ROOM WITH W/C; 13' BEDROOM FOUR; 9' BEDROOM FIVE; CHARMING CHARACTER FEATURES; SECONDARY GLAZING AND GAS CENTRAL HEATING; ORIGINAL PAVED REAR COURTYARD GARDEN WITH RAISED BEDS; FRONT GARDEN WITH PATIO SEATING AREA, LAWN, FRUIT TREES; DOUBLE GARAGE WITH POWER AND LIGHT; PARKING FOR SEVERAL CARS; TOWN AMENITIES & COUNTRYSIDE WALKS NEARBY.

Viewing by appointment only

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

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Description

A rare opportunity to own a modernised Grade II listed Cotswold stone barn and adjoining coach house conversion situated on a private road on the edge of Stonehouse. The house is situated in a conservation area and lies a short walk from the historic Stroudwater canal and the lovely church of St. Cyr's which overlooks an area of water known as 'The Ocean' - one of the most photographed scenes in the Cotswolds. This location allows for easy access to the shops, amenities, and train station of Stonehouse, with countryside and canal walks close by. The ground floor comprises a 25' kitchen/dining room with underfloor heating under a tiled floor and access to the rear garden via an attractive arched doorway; a 17' reception room; an inviting 19' dual aspect living room with woodburning stove and access to the rear garden; an office/study area; separate w/c. On the first floor is a gallery style landing with windows over it; a 17' master bedroom with vaulted ceiling, loft storage, and en-suite with bath and separate shower; a 12' bedroom two; shower room with w/c; 12' bedroom three. Returning to the ground floor there is direct communication to the adjoining former coach house which has a side porch; a south facing 24' reception room with double door access to the rear garden; a wet room with w/c; upstairs is a landing, cupboard and two bedrooms - one at 13' and one at 9'. The property benefits from gas central heating and good-quality hardwood secondary glazing. This delightful property has charm and quality throughout with attractive features including an original external clock face, detailed stonework, an arched doorway, and wooden beams to name but a few. The current vendors have thoroughly improved the property by installing secondary glazing, the en-suite bathroom, a modern shower room and separate wet room, installing solid Oak internal doors, as well as undertaking regular general maintenance. This unique property boasts large and flexible living spaces, and the opportunity for inter-generational living if so desired.

Outside

The interior is complemented by having large, private, and well-maintained front and rear gardens surrounded by Cotswold stone walls and hedging on three sides. The rear garden is accessed from the kitchen, living room, reception room and side gate: it features coach house style original paving with well-established borders and raised beds, and is ideal for al-fresco dining. The garden to the front benefits from a patio seating area, log store, lawn, a side garden containing fruit trees, a double garage with power, light and loft storage and ample driveway parking.

Location

Stonehouse is a friendly little town with a big heart and a proud community spirit. It is a great place to live, primary and secondary schools, has a direct railway line to London and is located just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op supermarket, three playing fields, pubs and a bustling High Street with independent shops, restaurants, and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The renovated historic Stroudwater Canal runs through Stonehouse and the town is also on the doorstep of the beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth. Stroud - sometimes referred to as 'Notting Hill with Wellies' and 'Covent Garden in the Cotswolds' - is approximately 2 miles away and boasts an award-winning weekly farmers market, a thriving arts scene, independent shops, cafes, and restaurants, five supermarkets - including Waitrose, Boy's and Girl's grammar schools, and a hospital.

Directions

Leave Stroud via A419 Ebley Road following the signs for Stonehouse. Take the first exit at the Horsetrough roundabout and proceed past Wycliffe school on your right hand side. Go through the lights and over the mini roundabout and shortly after passing Stonehouse Court hotel on your left and the turning for Court View on your right is the left hand turning into the private road. Turn left here and Little Court is the first house on the left.

Tenure

Freehold - Grade II listed

Services

We are informed that all mains services are connected to the property.

Council Tax Band

F

Local Authority

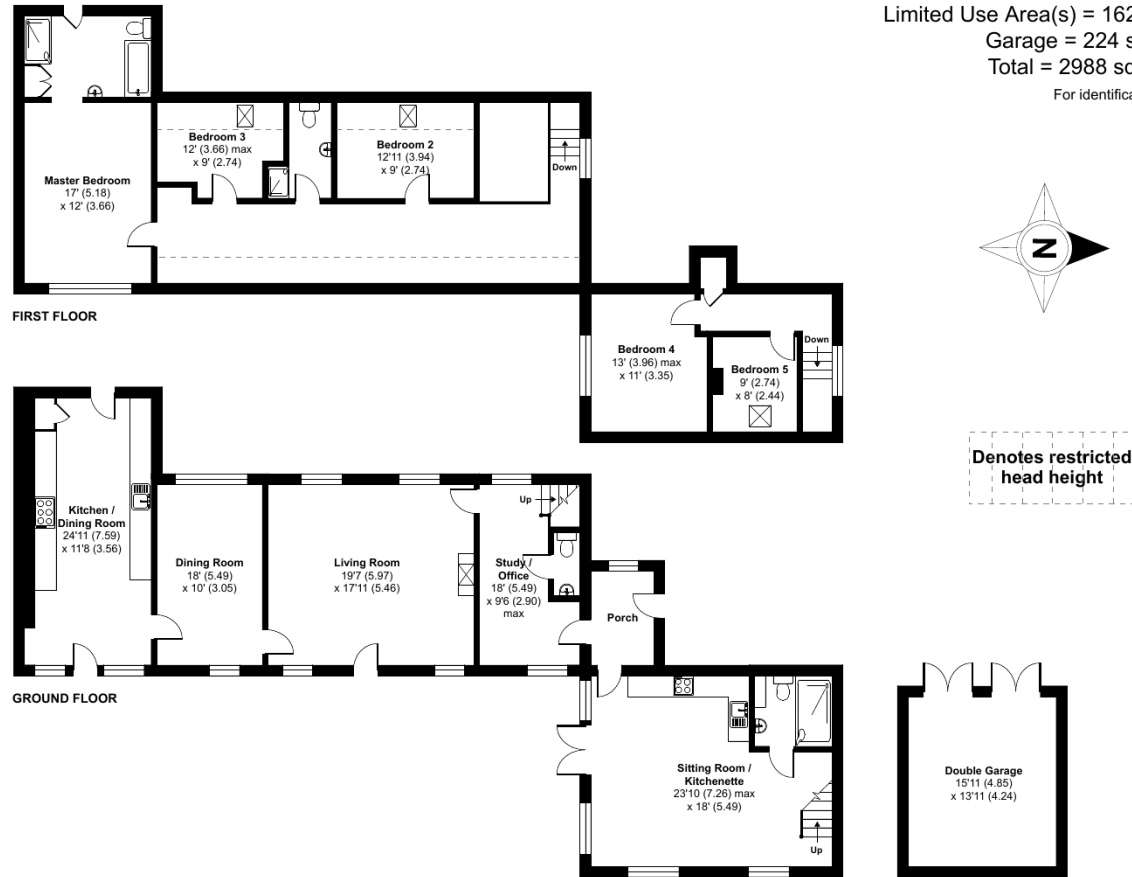
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



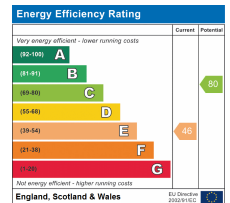
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Approximate Area = 2602 sq ft / 241.7 sq m
 Limited Use Area(s) = 162 sq ft / 15 sq m
 Garage = 224 sq ft / 20.8 sq m
 Total = 2988 sq ft / 277.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1013245



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.