



Old Cottage, Farfield, Cam, Gloucestershire, GL11 5HE
Price Guide £750,000



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Viewing highly recommended – a stunning detached cotswold stone cottage located in a rural hamlet along a quiet country lane in Upper Cam with fantastic views, large garden, character features and the potential to generate holiday income

ENTRANCE PORCH, DINING ROOM, 16' SITTING ROOM, KITCHEN/BREAKFAST ROOM, SHOWER ROOM WITH UTILITY SPACE, THREE DOUBLE BEDROOMS (PRINCIPAL WITH EN-SUITE SHOWER ROOM), FAMILY BATHROOM, LARGE GARDENS WITH A SELF CONTAINED HOLIDAY CABIN (CURRENTLY USED AS AN OFFICE) AND PARKING FOR SEVERAL CARS



Viewing by appointment only

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Description

Old Cottage is a quintessential country home, offering stunning views, a peaceful rural setting, and easy access to local amenities. Countryside walks begin right from the doorstep, adding to the charm and lifestyle this characterful home provides. Originally built in the 18th century, the property showcases high quality materials and traditional craftsmanship. The front door opens into a sociable central dining room with an inglenook fireplace and flagstone floor, running the depth of the house and tying the spaces together. On this level is a 16' sitting room with fireplace, and a vaulted kitchen/breakfast room that opens into the original roof void, bringing in wonderful natural light. A shower room/utility completes the ground floor. Stairs take you from the dining room to the first floor, where there is a 13' principal bedroom with en-suite shower room, a large family bathroom, and a further double bedroom. The second floor provides a third double bedroom, ideal as a children's room or guest space, again with fine views.

Outside

The property enjoys a generous driveway with space for three to four vehicles. The gardens, extending to around a third of an acre, include two versatile cabins set within the grounds. At the front, mature apple trees and informal meadow planting frame the approach, giving it a soft, natural feel, with a gate leading out to the lane. A covered seating area at the front of the cottage provides a lovely spot to enjoy the sunshine and take in the far reaching views. To the side, gently sloping lawns and a well established growing area add to the garden's appeal and create a strong sense of space. The two cabins work well together, one providing comfortable living accommodation, the other a kitchen and shower room, making them ideal for guests, holiday letting, or potential income. At the top of the garden, a level lawn offers a perfect play area for children, alongside a wildlife pond that attracts a variety of species. The entire garden is securely enclosed, creating a safe and appealing setting for both children and dogs.

Location

The property is situated in a quiet country lane in the hamlet of Farfield, on the outskirts of Cam and Dursley, nestled on the edge of the Cotswold escarpment and surrounded by breathtaking woodland and idyllic walking routes. This unique location offers the best of both worlds, peaceful rural living with easy access to the vibrant, practical amenities of Dursley and the charming, creative community of nearby Uley. Dursley provides a wide range of everyday conveniences including independent shops, cafés, a supermarket, well regarded schools, a leisure centre, community hospital and the award winning Old Spot pub. Uley, by contrast, is a picturesque Cotswold village with a distinct character, home to a popular village school, a thriving arts centre, and the historic Crown pub at its heart. Together, these two communities offer a rich blend of practicality and aspiration, all within a few minutes' drive. Cam and Dursley train station provides direct links to Gloucester and Bristol, with easy access to the M4 and M5 motorways for wider travel.

Directions

From our Nailsworth office proceed up the A46/Bath Road towards Tetbury. Continue for several miles and turn right at the traffic lights. Pass the Hunters Hall and continue, following signs to Dursley. Continue into the town and take the second exit at the roundabout, down the hill. Continue on to Drake lane and follow this into the countryside, passing the Peak Academy. Take the next turning on the right into Farfield and the property can be found half a mile along on the left as identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from EE and O2 may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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

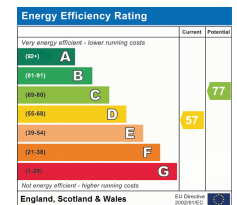


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Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft
Outbuildings = 17.5 sq m / 188 sq ft
Total = 151.8 sq m / 1634 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243826)



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.