



The Old Coach House, Cow Lane, Inchbrook, Gloucestershire, GL5 5HN
£925,000



The Old Coach House, Cow Lane, Inchbrook, Stroud, GL5 5HN

An extended detached former Coach House in a lovely location in this sought after country lane location between Stroud and Nailsworth with a 0.4 acre plot, parking, a detached garage and over 2000 sq.ft. of characterful, well presented accommodation including a superb 18' kitchen/breakfast room with Aga

ENTRANCE HALL, CLOAKROOM/W.C, 18' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, THREE RECEPTION ROOMS, 18' PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, GUEST BEDROOM WITH SHOWER ROOM, FAMILY BATHROOM, TWO FURTHER BEDROOMS, A GATED DRIVE WITH SPACE TO PARK SEVERAL CARS, A DETACHED GARAGE, CAR PORT, OUTBUILDINGS AND GLORIOUS GARDENS WITH A TOTAL PLOT SIZE OF 0.408 ACRES.

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

The Old Coach House is a superb individual detached family house situated in a country lane in an elevated position at Inchbrook. This location, between Nailsworth and Woodchester, allows for easy access to the shops and amenities of Nailsworth with countryside walks on the doorstep and glorious Woodchester lakes just up the road. Originally the coach house for a neighbouring house, the property has been a happy home for the current owners for over twenty five years. It has has been the subject of clever, considered extension and improvement in this time with the resulting living space extending to over 2,000 sq.ft, arranged over two floors.

You walk into a welcoming entrance hall with cloakroom/W.c, with the kitchen/breakfast room to the right. This well appointed room measures 18'11 x 18'5 and is an ideal entertaining space, with a gorgeous Red Aga, oak flooring with underfloor heating and two sets of french doors at the front that open to connect the inside with the outside. A useful utility room is off the kitchen, with the balance of the ground floor accommodation found to the right of the the entrance hall. This comprises a 21' sitting room with exposed stone walls and beams and a lovely fireplace, dining room with vaulted ceiling and Minstrels gallery over and another 18' reception room. This is currently used as a office and gym, but could have a number of uses. The adjoining lobby provides a second access into the house. This could prove very useful, either as a 'work from home' access, so clients can visit without coming through the house, or as a secondary entrance for buyers looking to use the office/gym and the en suite bedroom above as an informal annexe Two staircases lead up to the first floor, one from the entrance hall and one by the office/gym. A landing, first class 18' principal bedroom with en suite shower room and french doors that open on to the garden, a guest bedroom with en suite shower room, family bathroom and two further bedrooms are on this level. The house is brimming with character, with some lovely joinery work found throughout the property, and the windows enjoy a pleasant, 'green' outlook. A wonderful house with a lovely feel - a must for your viewing list.

Outside

The property sits within a plot of 0.408 acres with parking, a garage and super gardens found outside. A gated drive is at the front of the property and this sweeps up to the house, with space to park several cars found here. The garage is beyond this - a detached building that measures 16'4" x 9'8". Steps lead up to a large paved terrace at the side of the house (A perfect area to entertain, or relax) with the garden beyond. A large level lawn stretched away from the house. This is beautifully kept, with established borders, mature trees and neatly clipped hedges and bushes surround the plot. There is a good summerhouse with a deck, a greenhouse, a garden shed and a workshop and adjoining store room. There is another area to park behind the house, with a car port here. A truly lovely space, with colour and interest everywhere you look.

Location

The property really does enjoy the best of both worlds - a rural location, but with the shops, amenities and community of Nailsworth just a couple of miles away. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left and proceed over the mini roundabout in the direction of Stroud on the A46. Proceed for approximately one mile and turn left into Valley Road and immediately right into Cow Lane. Continue up the hill and the turning for The Old Coach House can be found on the right.

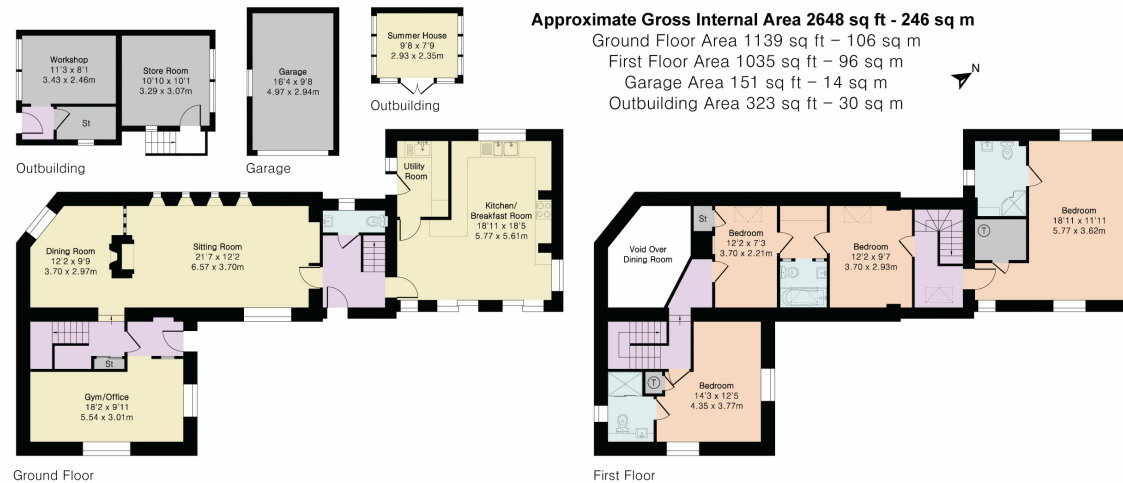
Property information

The property is freehold. Oil fired central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone), although service may be limited inside the house.

Local Authority

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





Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 Sales & Lettings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (91-100)		
	B (81-90)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
		65	74

England, Scotland & Wales

EU Directive 2002/91/EC

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.

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