



St Loys, Lewiston Road, Brimscombe, Stroud, Gloucestershire, GL5 2RW  
Guide Price £450,000

**PETER JOY**  
Sales & Lettings





## St Loys, Lewiston Road, Brimscombe, Stroud, Gloucestershire, GL5 2RW

A detached three bedroom bungalow located in a quiet cul de sac and set in a generous plot with views across the Golden Valley. This well presented property has the added benefit of driveway parking for several cars, garage and workshop/store.

ENTRANCE HALL, SITTING ROOM, THREE BEDROOMS, SHOWER ROOM, KITCHEN, CONSERVATORY, GARDEN, DRIVEWAY PARKING FOR SEVERAL CARS, GARAGE, GAS CENTRAL HEATING, DOUBLE GLAZED.

Viewing by appointment only

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

t: 01453 766333

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





### Description

A well presented detached bungalow located in the quiet cul de sac Lewiston Road, on the edge of Brimscombe which has a local convenience store, take away, The Ship Inn and a primary school. The accommodation comprises, entrance hall, good sized sitting room with log burner, three bedrooms (bedroom three currently used as a dining room), shower room, kitchen that leads through to a conservatory. There is a good sized attic space where the boiler is located and is partially boarded and has a drop down ladder. Further benefits are gas central heating and double glazed throughout.

### Outside

St Loys benefits from the most delightful gardens around the property that the vendor has created and landscaped over the years. Planted areas of shrubs, trees, bushes and lawn as well as a seating area next to the conservatory. There is also a brick built garden store/workshop that leads through to a garage with double opening doors to the gated driveway.

### Location

Brimscombe is a fascinating area of Stroud whose past and present is inextricably linked with the canal which cuts through it. A haven for wildlife and a popular spot for walkers, the canal is also the location of the trendy Stroud Brewery, renowned for its craft beers and pizzas. This area became the beating heart of the Stroud woollen trade and the site of a number of significant mills, many of which have survived and been adapted for other purposes. Brimscombe Port was a key transfer point for sea-going barges to narrow boats, accommodating 100 vessels at its height, as well as the site of several boat-building yards. The basin was filled in after the Second World War and the port later fell into disrepair. However, work is due to begin soon on transforming the site into a new waterside community, including more than 150 sustainable homes, with the restoration of the canal basin and the retention of heritage buildings. Today, Brimscombe and Thrupp are thriving and friendly communities with two primary schools, catchment for Thomas Keble school a popular pub, church and shops at Brimscombe Corner, including a general store. Other amenities in the area include an antiques emporium, paint and art shops, a fitness centre, Stroud Foot Clinic, the charming waterside Felt Café and the Long Table community canteen and restaurant. The larger town of Stroud, which has a direct rail link to London, supermarkets, cinema and a leisure centre is just down the road and can be accessed via the bus route (A419) or canal side walk.



### Directions

Leave Stroud via the A419 London Road. Proceed past Brimscombe Corner and turn left onto Toadsmoor Road. Take the second left onto Bourne Lane and then the second left into Lewiston Road. The bungalow can be found a short way down on the right hand side.

### Services

The property is freehold. Gas 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 is standard, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

### Local Authority

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



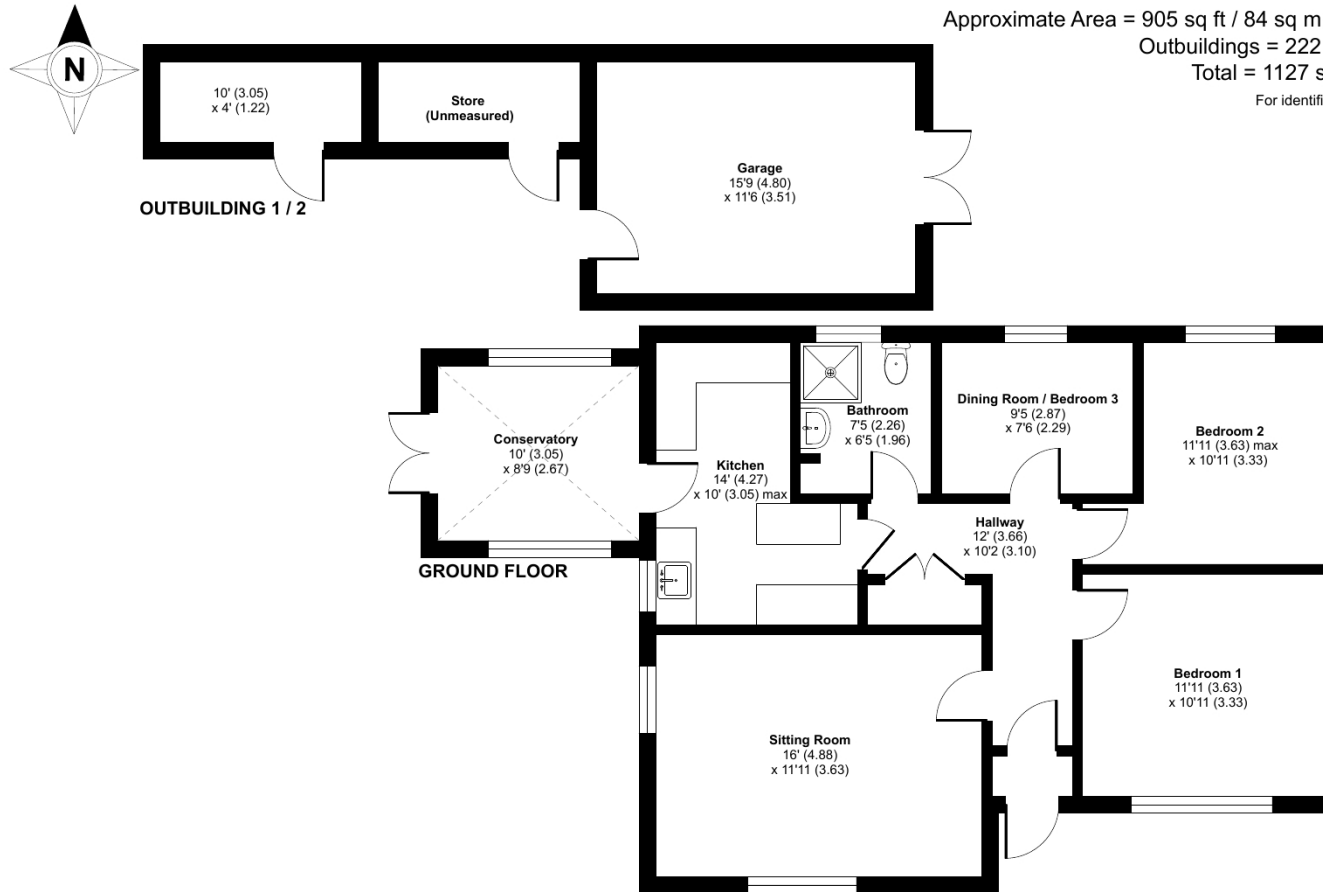
# Lewiston Road, Brimscombe, Stroud, GL5

Approximate Area = 905 sq ft / 84 sq m (excludes store)

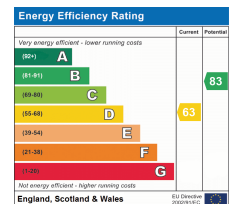
Outbuildings = 222 sq ft / 20.6 sq m

Total = 1127 sq ft / 104.6 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 2024. Produced for Peter Joy Estate Agents. REF: 1188183



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.