



Weavers Cottage, 27, Elcombe, Uley, Gloucestershire, GL11 5BP
£695,000



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A charming semi detached cottage located in a rural location on the edge of the popular village of Uley surrounded by open countryside with three bedrooms, three reception rooms, ample gravelled parking and south facing rear garden

RECEPTION HALL, 18' SITTING ROOM, SEPARATE DINING ROOM, 16' KITCHEN/BREAKFAST ROOM, REAR PORCH, SPACIOUS LANDING, THREE DOUBLE BEDROOMS, FAMILY BATHROOM, DRIVEWAY PARKING AND SOUTH FACING REAR GARDEN

Viewing by appointment only

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Description

Weavers Cottage is a beautiful semi detached period home set within an Area of Outstanding Natural Beauty, surrounded by gently rolling countryside and far reaching rural views. Tucked away just off a quiet single track no through lane, the cottage enjoys a wonderfully peaceful setting while retaining a strong sense of history and character. Formerly part of the historic Lloyd Baker Estate, the original section of the cottage is believed to date from the late 17th to early 18th century. In keeping with its name, the property was once home to weavers who worked on the upper floor and lived below. Thoughtfully extended in 1991, the cottage now offers a spacious and comfortable country home that beautifully blends period charm with practical modern living.

A solid oak studded front door opens into a welcoming reception hall featuring a charming cast iron fireplace and window to the rear overlooking the sunny south side of the cottage. To the left lies the characterful sitting room, rich in original features including exposed beams and exposed stone walls. A log burning stove creates a focal point, while a door leads to what was once the spiral staircase to the first floor (now sealed), providing a useful storage area. French doors open onto the rear garden, and a delightful window looks out over the front of the property. From the reception hall, an inner hallway leads to the staircase leading to the first floor, with a useful understairs cupboard housing the boiler. The formal dining room enjoys a pleasant dual aspect, creating a light and inviting space for entertaining. The kitchen/breakfast room forms the heart of the home, a sociable and welcoming space with double doors opening onto the garden and windows framing beautiful views across the surrounding countryside. The kitchen is fitted with a range of wall and base units with wooden work surfaces, complemented by a classic double Belfast sink. A rear porch also provides further access to the garden. The stairwell itself is a striking architectural feature, rising to a vaulted ceiling and lit by an elegant arched window. The spacious landing offers an attractive area ideal for displaying a statement piece of furniture. From here there are three well proportioned double bedrooms and a family bathroom.



Outside

Outside, the cottage is approached via a shared driveway serving just two other properties. There is ample parking to the front of Weavers Cottage for three to four vehicles. The front garden is attractively planted with spring bulbs and features a mature fruit tree. To the side, a secure gated access leads to a timber built shed and wood store. The south facing rear garden is a true highlight, a peaceful and secluded haven with thoughtfully arranged seating areas, neat box hedging, and a mature bay tree. A variety of planting includes pear trees, acer, and established hedged boundaries, creating a private and beautifully structured garden space to enjoy throughout the seasons.

Location

Uley boasts a well regarded primary school, community run village shop with post office, dispensing doctors surgery, local Public House and the Prema Art Centre which is a fantastic venue for local events and also home to the popular Vestry Cafe. The market town of Dursley just two miles away is located on the Cotswold Way making it popular with walkers, and offers an array of convenient shops, supermarkets, restaurants and cafes along with 'The Pulse' a popular sports facility, a library, bus station and the famous Old Spot Public House. Nailsworth town lies within five miles and is a popular shopping destination benefiting from a comprehensive selection of specialty shops and a good selection of well regarded restaurants and cafes. Cam and Dursley train station about three miles from Uley provides commuter links to Bristol. Junctions of the M4 and M5 motorways are within access.

Directions

From our Nailsworth office turn right and proceed along the A46 Bath Road bearing right in the direction of Horsley and Wotton-Under-Edge. Continue through Horsley and at the junction turn left, continuing on the B4058 in the direction of Wotton-Under-Edge. Continue past the turning for Tetbury/Kingscote on your left and a short distance after you approach a staggered crossroads, sign posted right to Uley. Bear right here and continue into Lampem Hill. At the bottom of the hill go past the entrance to Stouts Hill and turn immediately left signposted Shadwell and Elcombe, follow the country lane along passing the hamlet of Shadwell where Weavers Cottage can be found on the left hand side immediately opposite the farm.

Property information

The property is freehold. Gas central heating, mains electricity, water and private 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 standard and superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception 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



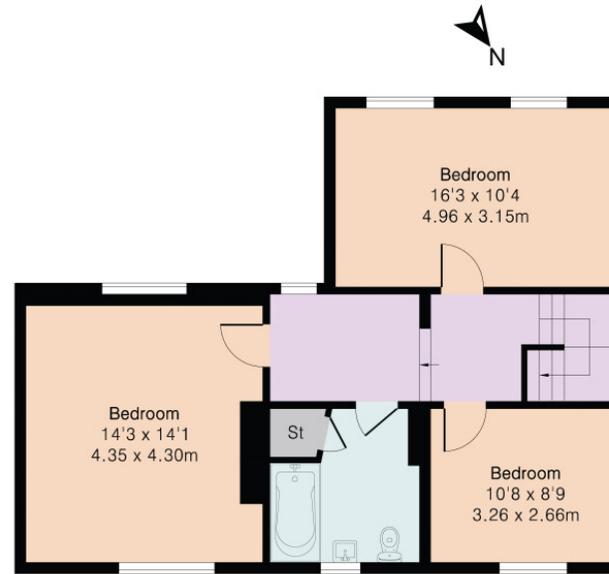
Approximate Gross Internal Area 1509 sq ft - 140 sq m

Ground Floor Area 805 sq ft – 75 sq m

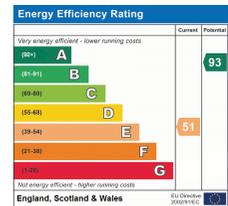
First Floor Area 704 sq ft – 65 sq m



Ground Floor



First Floor



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.