



Glenview, Walls Quarry, Brimscombe, Stroud, GL5 2PB
Guide Price £450,000



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A well presented detached Cotswold stone property in an elevated position below National Trust common land with two reception rooms, three/four bedrooms, parking for three vehicles and a garden with a raised terrace with a lovely view over the valley.

ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, THREE/FOUR BEDROOMS, PARKING FOR THREE VEHICLES, A LEVEL SIDE GARDEN WITH A RAISED TIMBER BUILT TERRACE BEHIND WITH VIEWS OUT OVER THE VALLEY

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk





Description

Glenview is a well presented detached cottage in an elevated position at popular Brimscombe. This location allows for easy access to the shops and amenities of both Stroud and Nailsworth with hundreds of acres on National Trust land just up the hill at Minchinhampton and Rodborough commons. The property is built using traditional methods from Cotswold stone and has been the subject of improvement recently, with accommodation arranged over three floors. An entrance hall, dining room with wood burning stove, kitchen with re-fitted units and a sitting room with open fireplace are on the ground floor. A landing, two bedrooms and a bathroom are on the first floor, with two further rooms at the top of the house, on the second floor. These rooms currently connect, but a prospective buyer may look to build a partition here, to create two separate bedrooms. The house is tastefully decorated, and has real character, and the view from the windows at the front enjoy a super outlook over the road into the valley beyond.

Outside

The property benefits from parking, a level garden and two connecting timber terraces at the rear of the plot. The parking is to the side, with space to park three vehicles, and a gated access that leads to the front door. There is also a gated path at the front of the house, with two small lawned areas to either side. The majority of the garden is to the side of the property. This area is lawned, with a gravelled seating area, with planting around it. A path leads to the back of the house, and a timber build workshop has been cleverly sited here, built on to the back of the property. Steps then lead up to the rear terrace. Two decked areas connect here, and the larger of the two has been positioned to take full advantage of the afternoon sun and the lovely view across the valley opposite.

Location

The property is within the parish of Burleigh. This popular area has Minchinhampton Common at the top of the hill and this offers hundreds of acres of land vested in the National Trust which can be used for recreational use, a golf course and two great pubs. The closest amenities are at the bottom of the hill at Brimscombe Corner which include a post office and general store, with two good primary schools close at hand. More extensive facilities are available in Nailsworth and Stroud which are both within three miles. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (2 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

Leave our Brimscombe office and cross the London Road. Head up Brimscombe Hill. Follow the big right hand bend around and continue up the hill. Pass the turnings for Victoria Road and Orchard Lane on the right, and the turning for the Roundabouts on the left. Continue up the hill, and the property can be found on the left, a little way before the cattlegrid.

Property information

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 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.

Local Authority

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



Walls Quarry, Brimscombe, Stroud, GL5

Approximate Area = 1050 sq ft / 97.5 sq m

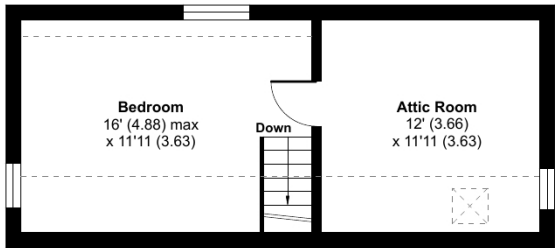
Limited Use Area(s) = 102 sq ft / 9.4 sq m

Total = 1152 sq ft / 107 sq m

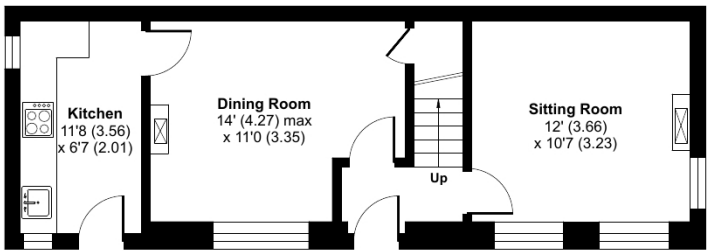
For identification only - Not to scale



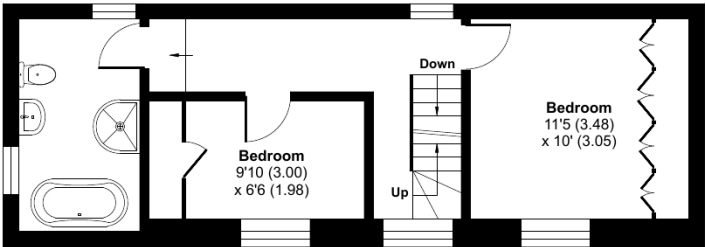
Denotes restricted head height



SECOND FLOOR



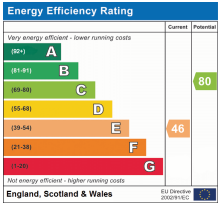
GROUND FLOOR



FIRST FLOOR



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: 1124671



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.