



Innisfallen, Selsley West, Stroud, Gloucestershire, GL5 5LJ  
Price guide £700,000

**PETER JOY**  
Sales & Lettings



## Innisfallen, Selsley West, Stroud, Gloucestershire, GL5 5LJ

An individual detached house in a superb elevated position at Selsley West with four bedrooms, three reception rooms, a garage and parking and gardens with a super outlook over the valley offered to the market with no onward chain

ENTRANCE HALL, CLOAKROOM/WC, THREE RECEPTION ROOMS, KITCHEN, REAR LOBBY, FOUR BEDROOMS, BATHROOM, GARAGE, PARKING AND GARDENS THAT SURROUND THE PROPERTY



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

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



### Description

Innisfallen is an individual older style house situated in a superb position at Selsley West. This elevated location allows for a lovely Westerly outlook over the Severn Vale, with good schools and amenities just down the road and country walks on the doorstep. The property is built using traditional methods under a pitched roof with spacious accommodation arranged over two floors. The property was built in the 1950's and has been a happy home for the same family for the whole of that time. It is now in need of some updating, but is clearly a super home that will reward the investment a prospective buyer makes. An entrance hall, cloakroom/WC, connecting sitting and dining room, a further reception room, kitchen and rear lobby are on the ground floor. A buyer may choose to remove the wall between the kitchen and dining room, as there is already an RSJ in place here, to create a first class kitchen/family room. A staircase leads up from the hall to the first floor, with a landing, four bedrooms and a bathroom on this level. Most windows enjoy a pleasant outlook, with the view from the westerly facing windows of particular merit. Innisfallen is available with no onward chain, and is a superb opportunity for one lucky buyer.

### Outside

The property benefits from parking for several cars, a detached garage and established mature gardens. The garden surrounds the property, with a path leading up from the road through the sloping front garden to the front of the house. The lawn at the very front of the house is level and edged with colourful established borders stocked with a variety of plants. There is useful attached block built workshop to one side of the house, with a large paved terrace on the westerly side. There is plenty of space here for a table and chair set and a garden sofa, and glazed doors open from the reception rooms on to this space – the perfect spot to entertain, or relax and enjoy the afternoon sun. The rear garden is terraced, with two level lawn areas edged with established planting. Steps and a path lead up to the rear of the plot. The drive and detached garage are situated here. The view beyond the house into the valley beyond from this area is rather special. The garden has clearly been a real labour of love over the years, and there is colour and interest everywhere you look.

### Location

Selsley West is a popular residential area between King's Stanley and Selsley. There is a good pub in Selsley, with Sainsburys just down the road, and the villages of King's Stanley and neighbouring Leonard Stanley benefit from shops, a Co-op and two good schools, with straightforward access to the motorway also close by. Stonehouse is approximately a mile distant and offers a good range of shops and amenities within its level High Street with primary and secondary schools also within the vicinity. Stonehouse railway station offers a direct line to London (Paddington). Junction 13 of the M5 motorway is approximately two miles distant with a wider range of shops available in the towns of Stroud, Gloucester and Cheltenham.

### Directions

From our Nailsworth office turn left along the A46 and proceed in the direction of Stroud. Turn left into North Woodchester and continue up Selsley Road. Pass the turning for The Royal Oak on the left and continue up the hill. Turn right at the top and follow the road along the common. Take the left hand turn into The Grove. At the end of the road turn left to Middleyard, Selsley West and King's Stanley. Follow the road through and take the turning for Old Church Lane on the left. Bear right, behind Misty Heights, and the drive and garage for the house can be found in front of you.

### Property information

The property is freehold. Gas 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 a standard and superfast broadband connection is available. Mobile voice calling and data services will be available with all major providers, but service may be limited inside the property.

### Local Authority

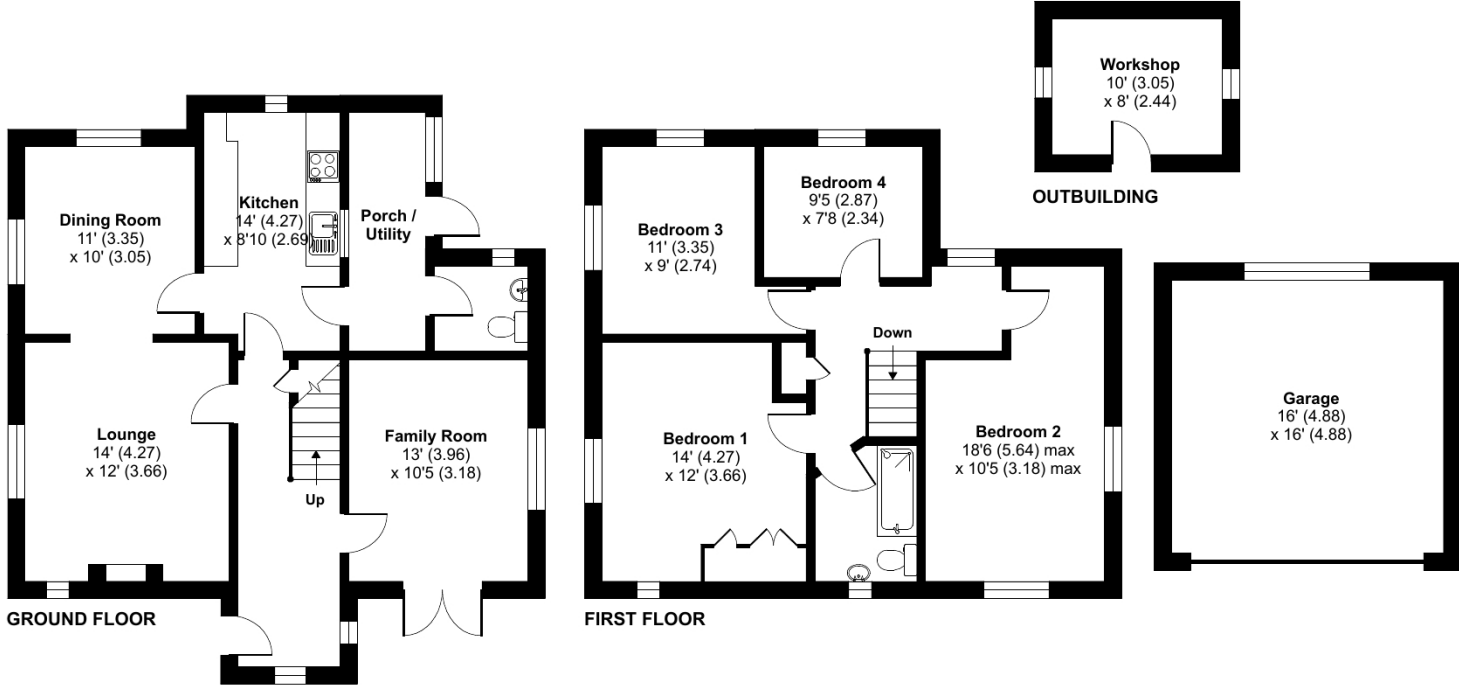
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



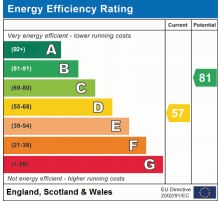
# Selsley West, Stroud, GL5

Approximate Area = 1443 sq ft / 134.1 sq m  
 Garage = 256 sq ft / 23.8 sq m  
 Outbuilding = 80 sq ft / 7.4 sq m  
 Total = 1779 sq ft / 165.3 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: 1168743



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.