



Ambrose Cottage Walls Quarry, Brimscombe, GL5 2PA  
Guide Price £355,000



## Ambrose Cottage Walls Quarry, Brimscombe, GL5 2PA

A pretty attached cottage with a parking space at Wall's Quarry, Brimscombe, with two bedrooms, two reception rooms, a garden with a raised terrace and a super view across the valley.

ENTRANCE AREA, 14' SITTING ROOM WITH WOOD BURNING STOVE, 14' DINING ROOM, KITCHEN, TWO BEDROOMS (ONE WITH EN SUITE W.C), BATHROOM, GARDEN WITH TERRACE AND A PARKING AREA

Viewing by appointment only

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

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### Description

Ambrose Cottage is a well presented character property situated in an elevated position at Brimscombe. This popular location allows for superb views across the valley to fields and countryside, with hundreds of acres of National Trust land found just up the hill at Minchinhampton and Rodborough commons. The property is built from Cotswold stone under a pitched tiled roof using traditional methods and has been the subject improvement and refinement in recent years, with accommodation arranged over three floors. An entrance area, 14' sitting room with wood burning stove and bedroom with en suite cloakroom are on the ground floor. Another 14' reception room and kitchen are on the first floor, with a bedroom and bathroom at the top of the house, on the second floor. This layout allows for real flexibility in the way a buyer may choose to live in the house. Character features have been carefully retained, so you really do get the best of both modern convenience and original charm. A welcoming, interesting home, and very much one for your viewing list.

### Outside

The property benefits from a parking area, where the current owners park two cars, and an enclosed garden. The parking space is behind the property, just up the road, and the garden is to the side. A door from the kitchen leads to a terrace from where you can enjoy delightful views across the Golden Valley. Steps then lead down to a level enclosed gravelled garden.



### Location

The closest amenities are just down the hill at Brimscombe Corner. This includes a general store and a take away. The Ship Inn is opposite, serving good food and beer. Brimscombe primary school is just down the road on Brimscombe Hill. Stroud town is approximately three miles distant. Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise at. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving distance.

### 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. The property can then be found on the left, before the turning for The Roundabouts. Take this turning and the parking space is then on the left. Walk a little way back down to the cottage.

### Property Information

The property is freehold. Gas central heating, via radiators, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, but mobile voice calling and data from all providers may be limited.

### Local Authority

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

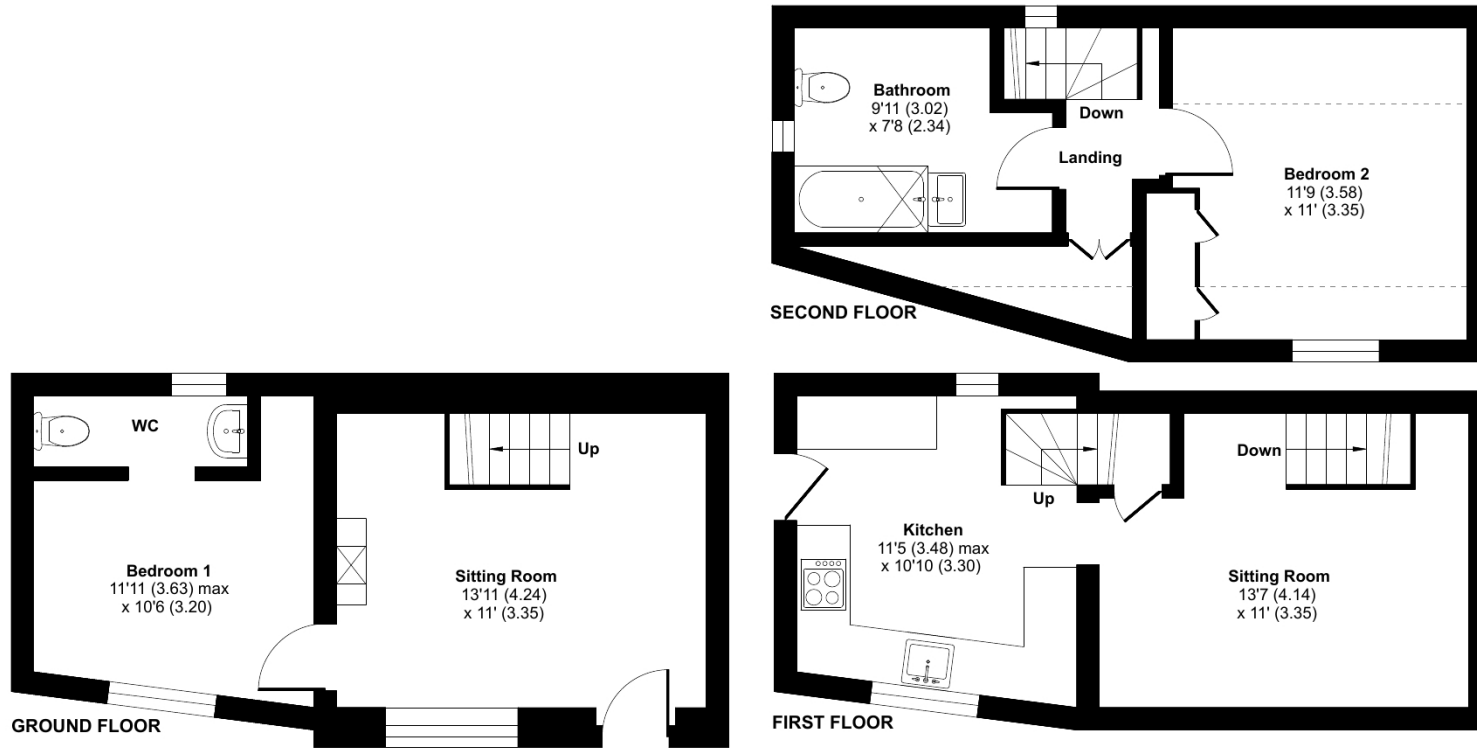


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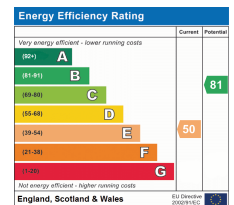


Denotes restricted head height

Approximate Area = 767 sq ft / 71.2 sq m  
 Limited Use Area(s) = 58 sq ft / 5.3 sq m  
 Total = 825 sq ft / 76.5sq 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: 1134588



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.