



Rock House, Brimscombe Hill, Brimscombe, Gloucestershire, GL5 2QR
Price guide £375,000

PETER JOY
Sales & Lettings



Rock House, Brimscombe Hill, Brimscombe, Gloucestershire, GL5 2QR

A handsome double fronted detached Cotswold stone house in need of renovation in an elevated location on popular Brimscombe Hill with three bedrooms, two reception rooms, a large workshop, garage and a rear garden with a view out over the Golden Valley.

PORCH, ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN, REAR LOBBY, STUDY/FORMER SHOP SPACE, THREE BEDROOMS, BATHROOM AND SHOWER ROOM, ATTACHED WORKSHOP, GARAGE AND GARDENS

Viewing by appointment only

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

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Description

Rock House is a handsome double-fronted detached house in a prominent position at Brimscombe, a few miles east of Stroud. This location enjoys a good local community, with a well-regarded primary school within walking distance, hundreds of acres of National Trust land found up the hill at Minchinhampton and Rodborough Commons, and canal-side walks at the bottom of the road. The property is built using traditional methods from dressed Cotswold stone under a pitched roof. It is now in need of renovation but offers prospective buyers a unique opportunity to refurbish a character property to their own tastes and standards.

The accommodation is arranged over three floors. A porch, entrance hall, sitting room, dining room, 13' kitchen, rear lobby, shower room, and a further room that for many years has been used as a small shop are on the ground floor. A staircase leads up from the hall to the first floor, with a bedroom and a bathroom on this level. Two further bedrooms are at the top of the house, on the second floor. In addition, there is a first-floor rear lobby and a large attached workshop, which is bound to be popular with purchasers looking for home workspace or perhaps to extend the home, subject to the relevant consent. This substantial property is offered to the market with no onward chain and is, in our opinion, bound to be very popular.



Outside

The interior is complemented by a garage and a good garden with a superb view over the valley from the top of the plot. The garage is behind the house, and there is a right of way over a drive to access this. We are informed by the owners that there is also a right of way here for the property above Rock House. The garden is to the rear. This is terraced and stretches up from the house. There is a paved area directly behind the house, with a path leading up through terraced gardens. There is an old store at the top of the plot, with sheds and a summer house also within the garden. Mature trees are planted around the grounds, and there is a good view out over the valley from the house into the Golden Valley.

Location

Brimscombe is a couple of miles east of Stroud. Brimscombe Primary School is just down the road from the house, on Brimscombe Hill. The closest amenities are just down the hill at Brimscombe Corner and include a general store and a takeaway. The Ship Inn is opposite, serving good food and beer, with The Long Table across the road and Stroud Brewery along the canal path. Stroud town is approximately three miles distant. The town benefits from a variety of local independent shops, stores, and amenities. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, an 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

Take the A419 London Road out of Stroud towards Cirencester. After approximately three miles, turn right up Brimscombe Hill. Pass Brimscombe Primary School on your left and continue, following the bend. The house can then be found on the left.

Property information

The property is freehold. Oil central heating, via radiators, 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 you are likely to have voice and data services from the main mobile service providers here, although service may be limited in the house. There is no information available re broadband speeds for this postcode, but other properties in the close vicinity have a superfast connection.

Local Authority

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

Rock House, GL5 2QR

Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft
Garage / Workshop = 48.6 sq m / 523 sq ft
Total = 193 sq m / 2077 sq ft

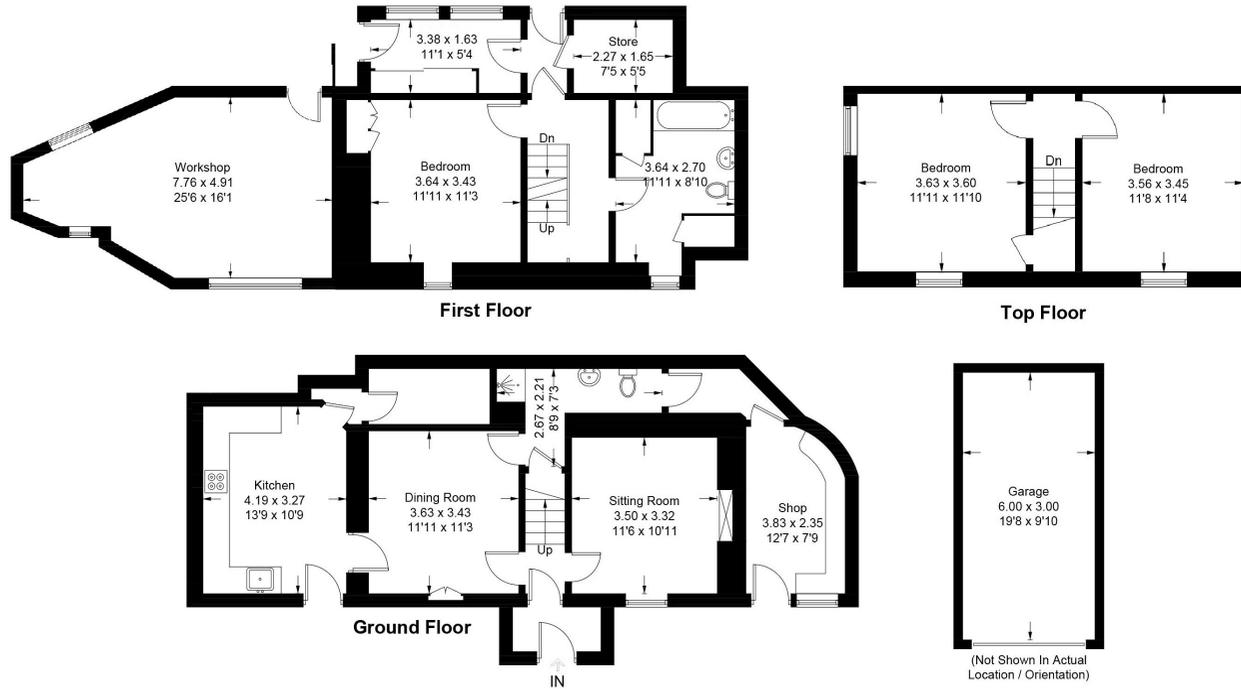


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277539)

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.