



1 Terrace Houses Port Lane, Brimscombe, Stroud, GL5 2QJ  
£675,000

**PETER JOY**  
Sales & Lettings



## 1 Terrace Houses Port Lane, Brimscombe, Stroud, GL5 2QJ

Charming Grade II listed river side character cottage located in a delightful spot, with superb gardens and a summer house with small holding potential. The gardens are complemented by generous living accommodation arranged over three floors, and in brief comprises, an entrance hallway, sitting room/snug, impressive dining/family room and stylish fitted kitchen, four double bedrooms with the master offering a WC and 11'8 x 10'10 dressing room with storage, superb family bathroom, utility room and WC which are accessed via the courtyard.

CANOPY PORCH, ENTRANCE HALLWAY WITH CELLAR ACCESS, SITTING ROOM WITH A WOODBURNER, SUPERB 19'4 x 12'7 DINING/FAMILY ROOM WITH REAR ACCESS, CONTEMPORARY STYLE KITCHEN, SPLIT LEVEL LANDING, FOUR DOUBLE BEDROOMS OVER TWO FLOORS, 11'8 x 10'10 DRESSING ROOM WITH STORAGE, CHARACTER FEATURES THROUGHOUT, COURTYARD LEADING TO A UTILITY ROOM AND WC, TWO CELLARS, DELIGHTFULL LAWNED GARDENS TO THE FRONT AND SIDE WITH A PATIO, CART BARN AND SHED, RIVERSIDE SITTING SPOT, PATHWAY LEADING TO THE EXTENSIVE LAND AND AN ORCHARD WITH FRUIT CAGES, CHICKEN RUN, VEGETABLE BEDS AND WOOD STORE, 18'11 x 11'3 SUMMER HOUSE, SMALL HOLDING POTENTIAL AND CHARMING BRIMSCOMBE PORT LOCATION.



Viewing by appointment only

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

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#### Description

Believed to date back to c1750, 1 Terrace Houses is a spacious and very well presented character property with an abundance of period features throughout, the accommodation which is arranged over three floors comprises, a canopy entrance porch leading to an entrance hallway with storage, cellar access and stripped floor boards, sitting room/snug with feature a fireplace and wood burner, superb dining/family room with high ceilings, rear access, stripped floorboards, feature wood burner and open plan to the stylish fitted kitchen and wooden beams. The first and second floors comprise a split level landing with good storage, four double bedrooms arranged over two floors with a WC off the master bedroom, a large dressing room with excellent storage and a charming bathroom with a claw foot bath and separate shower cubicle. Further benefits include gas central heating, utility room and a WC accessed via the courtyard and period features throughout.

#### Outside

1 Terrace Houses has delightful river side gardens of approx .45 of an acre with small holding potential. The charming courtyard offers access to the utility room with a WC and the main gardens, which are accessed via a shared pathway. To the front and side of the property are level lawned gardens with a gated pathway giving access to the entrance door. A shared pathway leads to the secondary garden which offers a large lawn and beds with an array of shrubs and plants. To the foot of the garden is a Westerly facing seating spot and cart barn and brick built shed. A charming lit pathway takes you past the riverside bench which is perfect for a spot of fishing and leads onto the Orchard which offers a fantastic 18'11 x 11'3 summer house with electricity and two mezzanine levels, the summer house could be the perfect studio or home office. In addition to the Orchard are vegetable beds, fruit cages, chicken run and ample wood storage.

#### Location

Amenities at Brimscombe and Brimscombe Corner include a general stores and a take away, at the bottom of Brimscombe Hill is The Ship Inn, and a good primary school just a little further up. 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

From our Brimscombe office head across onto Brimscombe Hill and go past the Ship Inn, as the road bends to the right take the left onto Port Lane, the property is down on the right had side before the bridge over the river and as denoted by our for sale board.

#### Tenure

Freehold

#### Services

The vendor has informed us that all main services are connected.

#### Council Tax Band

Band = D

#### Local Authority

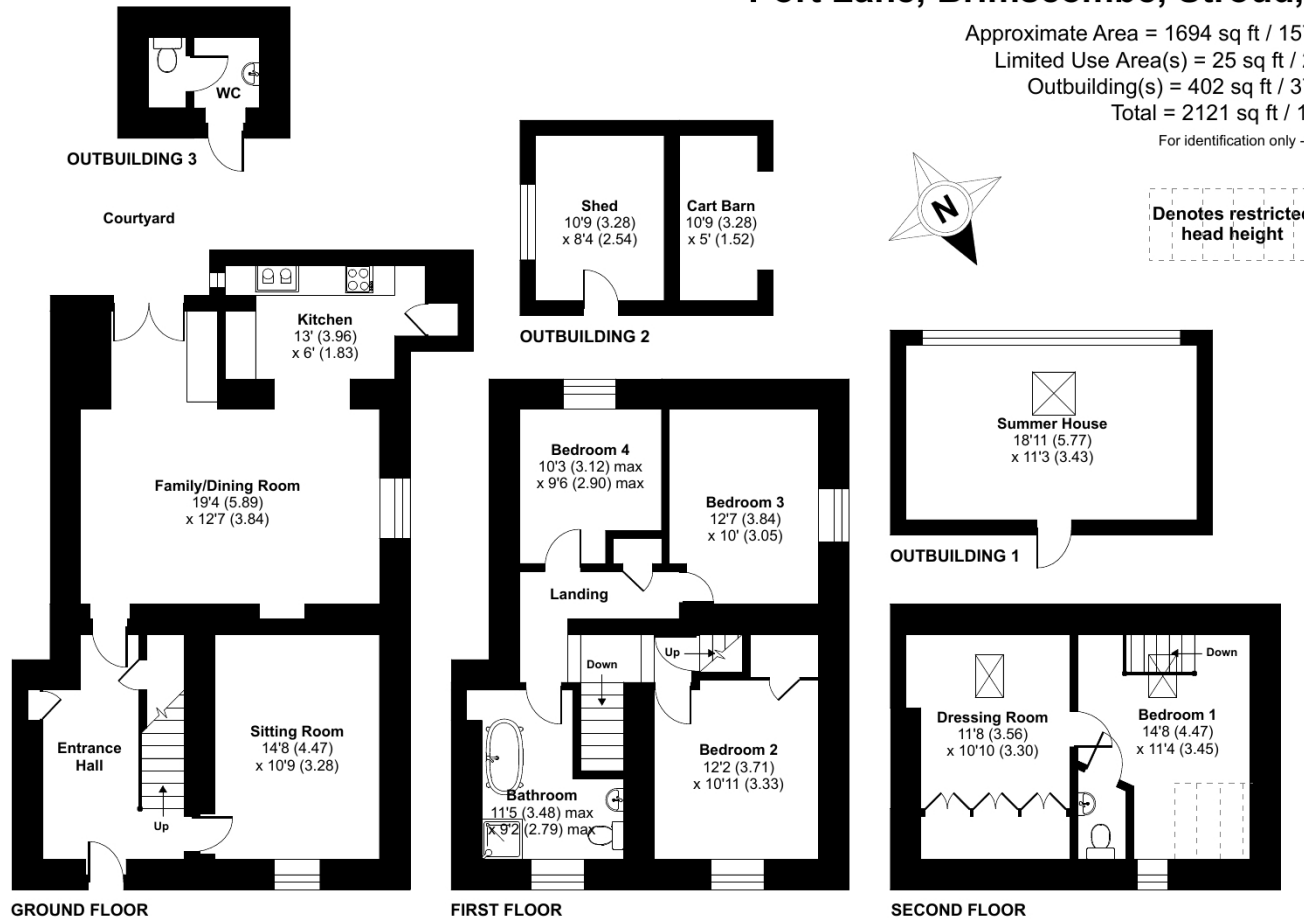
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



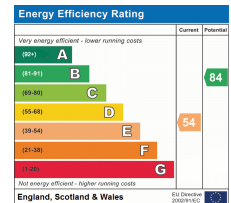
# Port Lane, Brimscombe, Stroud, GL5

Approximate Area = 1694 sq ft / 157.4 sq m  
 Limited Use Area(s) = 25 sq ft / 2.2 sq m  
 Outbuilding(s) = 402 sq ft / 37.4 sq m  
 Total = 2121 sq ft / 197 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 2023. Produced for Peter Joy Estate Agents. REF: 1067895



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.