



Bryn Awel, Farmhill Lane, Stroud, Gloucestershire, GL5 4DD
Offers Over £400,000

PETER JOY
Sales & Lettings



Bryn Awel, Farmhill Lane, Stroud, Gloucestershire, GL5 4DD

Chain Free- An exciting opportunity to purchase a detached two double bedroom bungalow, situated in a large plot (approx. 0.307 of an acre) in an elevated position and now in need of complete renovation. This property offers a purchaser the chance to create a fantastic detached family home, with stunning views to the rear across the valley.

ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, SITTING/DINING ROOM, TWO BEDROOM, BATHROOM, ATTIC SPACE, GOOD GARDENS TO THE REAR, PARKING, GARAGE, GAS CENTRAL HEATING, DOUBLE GLAZING & OFFERED TO THE MARKET CHAIN FREE.

Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

A fantastic opportunity for someone to purchase and renovate this detached bungalow. Situated on the outskirts of the popular village of Whiteshill and within easy reach of the amenities of Stroud, the bungalow enjoys an elevated position, with views across the fields to the rear. The accommodation which is arranged over one floor comprises entrance hall with doors to front and rear, three steps up to the hallway, kitchen/breakfast room, sitting/dining room with fireplace and windows over looking the rear garden, two double bedrooms, bathroom and loft access. This space could give the opportunity for someone to go up into and create further bedroom accommodation (subject to planning and building regulations) The property does have gas central heating and double glazing throughout.

Outside

To the front of the bungalow is parking for one car on the sloped driveway, there is the potential to clear vegetation and create further parking in front of the kitchen window. Please be advised that the Cotswold Stone wall at the front of the house must remain in place. The driveway leads down to the good sized garage. To the rear, the garden extends to 0.307 acres. It has a gentle slope and is currently over grown. It runs down to the bordering fields and has views across the valley. To the side of your boundary is a public footpath, there is a responsibility for the owner to keep any over hanging vegetation clear of the path.



Location

The Stroud Valleys are well known for their beautiful views – and some of the most breathtaking can be found at nearby Whiteshill, which stands right on the edge of the Cotswold escarpment. Many of the houses offer stunning, far-reaching views down across the lush green swathe of the Painswick and Slad valleys or towards the lovely neighbouring village of Ruscombe and the distant hump of Frocester Hill. Unlike many villages in the area, Whiteshill did not grow up around a medieval heart, but started as clusters of cottages which were built around the springs or wells dotted around the hillside. It has a very vibrant community with a volunteer-run village shop, playing fields, a church, village hall, scout hut, school and The Star Inn at the heart of the modern-day community. There are some beautiful rambles to enjoy, including the Diamond Jubilee Circular Walk, which links Whiteshill and Ruscombe, following ancient pathways through fields and woodland. Be prepared for hills though - the countryside is far from flat, with a height difference of more than 152m from the lowest point in the parish to the highest. The village is close to Stroud, which has a direct train link to London and an award-winning farmers' market, while Gloucester and Cheltenham are both within comfortable driving distance.

Directions

Leave Stroud via the Cainscross Road and take the third exit off of the Cainscross roundabout signposted Whiteshill. Proceed to the mini roundabout and take the first exit on Farmhill Lane proceeding up the hill. Pass the turnings for Farmhill Crescent and Byron Road. The bungalow can be found on the left hand side just after the turning for Heathfield Road as indicated by our "For Sale" board. For viewings we recommend parking in Heathfield Road and crossing over to the bungalow.



Services

The property is freehold. Gas central heating, 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, and mobile voice and data services should be available from all major networks, although service may be limited inside the house depending on provider.

Local Authority

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

Bryn Awel, Farmhill Lane, Stroud, GL54DD

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 102.3 sq m / 1101 sq ft

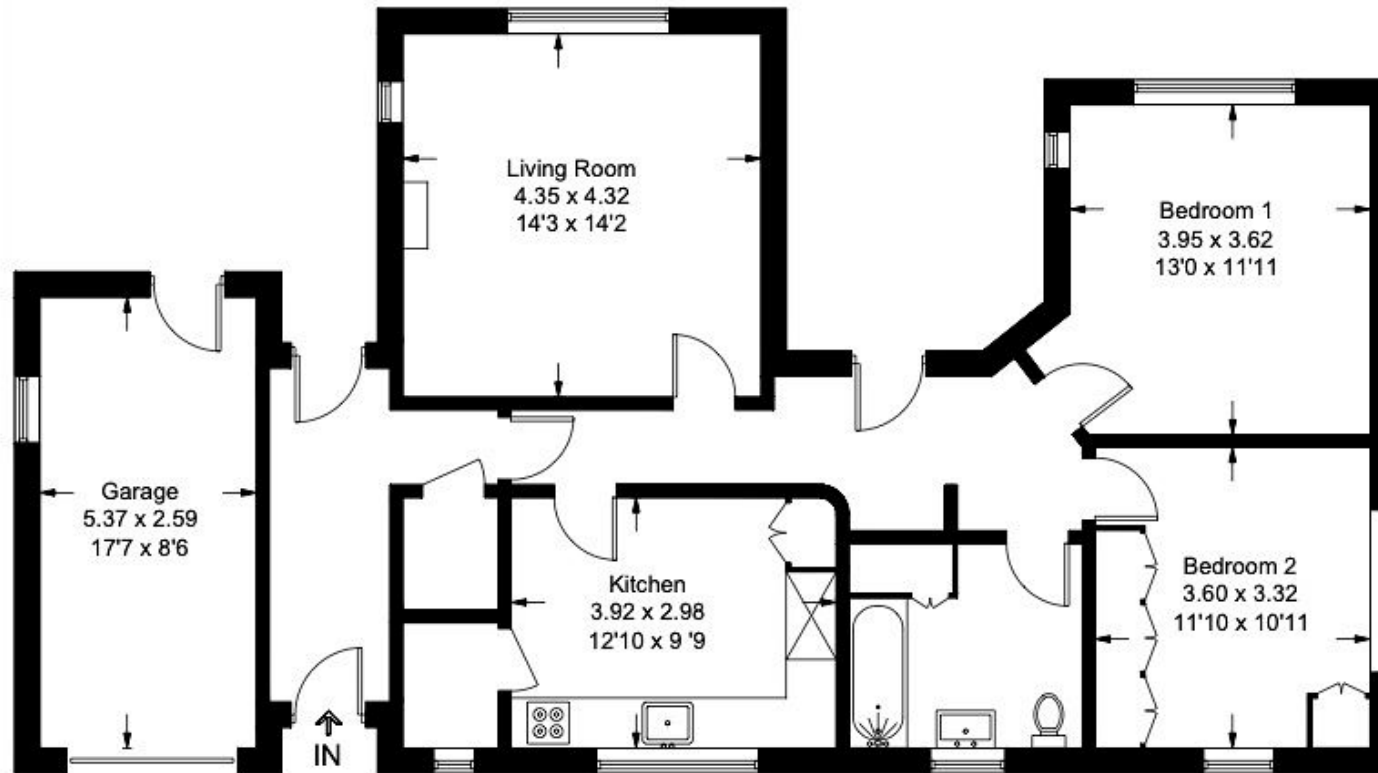


Illustration for identification purposes only, measurements are approximate,
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey 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.