



2 Cliffwell Cottages, Holywell, Edge, Stroud, Gloucestershire, GL6 6PW
Guide Price £725,000



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2 Cliffwell Cottages is a delightful rural home set in peaceful woodland along the Cotswold Way, with stunning views stretching across the Stroud valleys to the Welsh hills. The current owner has lovingly tended the beautiful gardens (0.336 of an acre), creating a tranquil outdoor retreat perfect for relaxing or entertaining. Inside, the cottage offers a warm and inviting atmosphere with four well-proportioned bedrooms, bath and shower rooms, and spacious living areas that combine traditional character with modern comfort. With parking for multiple vehicles, this charming home offers a rare opportunity to enjoy country living in a truly special setting. Early viewing is highly recommended.

ENTRANCE HALL, KITCHEN, STUDY, LIVING/DINING ROOM, INNER HALLWAY, SHOWER/UTILITY ROOM, 4 BEDROOMS, WC, JACK & JILL BATHROOM, CELLAR, GARAGE/WORKSHOP, SHED, GREENHOUSE, SUMMERHOUSE, LARGE GARDENS 0.336 OF AN ACRE, FAR REACHING VIEWS, RURAL LOCATION

Viewing by appointment only

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

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Description

2 Cliffwell Cottages is a rare and historic home, originally owned by the National Trust and only changing hands twice in its lifetime. Tucked away in peaceful woodland along a quiet country lane, this charming property enjoys sweeping views over the Stroud Valleys to the Welsh Hills and has direct access to the Cotswold Way. Lovingly enhanced by the current owner, the home is surrounded by beautifully landscaped gardens and private woodland, offering a tranquil retreat teeming with wildlife. Inside, the cottage has been thoughtfully updated to modern standards while preserving original features such as exposed Cotswold stone, timber beams, and characterful metal-framed windows with double glazing.

The accommodation spans two floors, beginning with a spacious entrance hall that leads via two steps to a bright, dual-aspect kitchen with ample storage. The generous sitting/dining room is bathed in natural light from twin windows and patio doors that open onto a terrace—perfect for enjoying the birdlife attracted to the thoughtfully placed feeding station. A modern electric fire adds comfort, with the option to reinstate the original fireplace. A second reception room, currently used as a study, features a striking Cotswold stone fireplace and views over the front garden. An inner hallway provides access to a large understairs storage cupboard and a ground-floor shower/utility room. Upstairs, a generous landing connects three bedrooms, a WC, and a Jack and Jill bathroom, which also links directly to the principal bedroom. This master suite enjoys spectacular views across the gardens and woodland, along with built-in storage and a contemporary bathroom. Additional highlights include oil-fired central heating with a recently installed boiler and period details throughout. Set in one of the most peaceful and picturesque corners of the Cotswolds, this is a rare opportunity to acquire a much-loved home full of character and natural beauty—ideal as a rural retreat, lifestyle move, or simply a special place to call home. Viewing is highly recommended.

Outside

One of the standout features of the cottage is its generous and beautifully landscaped gardens, offering space, privacy, and a true connection to nature. Accessed via double gates, a gravelled driveway provides ample parking for multiple vehicles, along with a hard-standing area ideal for a caravan or motorhome. From here, gravel paths wind through a series of thoughtfully planted beds, carefully designed to follow the natural contours of the garden and filled with a vibrant mix of flowers, shrubs, and vegetables — a true delight for the experienced gardener or anyone seeking a self-sufficient, rural lifestyle. The grounds include a greenhouse, large garden shed, and block built, timber clad garage/workshop, offering practical space for gardening tools, hobbies, or creative projects. Further along, pathways lead into the property's own private woodland, opening onto a gently sloping lawn perfect for family activities or quiet relaxation. Multiple seating areas are tucked throughout the garden, including a decked terrace with a pergola — an ideal spot for alfresco dining or entertaining. A newly built summer house with power offers additional flexible space, while an original brick-built storage shed and converted pigsty (perfect as a log store) add to the charm and utility of the garden. To the rear of the house, stone steps lead up to a raised patio area, directly accessible from the living room, offering yet another space to sit and take in the tranquil surroundings. Below the cottage, a cellar store room houses the central heating boiler and provides excellent additional storage for freezers, tools, or household items.

Location

Harescombe is a charming and picturesque rural village featuring a traditional church and village hall. Nestled in a tranquil countryside setting, it enjoys excellent connectivity, with the M5 motorway just 2.5 miles away, offering convenient access to Bristol, Bath, and Cheltenham. The nearby villages of Brookthorpe and Haresfield enhance the area's appeal with their own village halls, churches, and welcoming public houses. Haresfield is also home to a Church of England Primary School, making the area suitable for families. For secondary education, both state and independent schools are easily accessible in Gloucester, Cheltenham, and Stroud, all within reasonable commuting distance. The nearest railway station is Stonehouse, approximately 6 miles away, providing further connectivity for commuters and travellers. The nearby village of Whiteshill offers a local shop, pub, church and primary school.

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 proceeding up the hill into Whiteshill. Continue all the way through the village and out. On the bend before the road swings round to the right towards Edge, turn left signposted Haresfield and Harescombe, after 100 yards take the right hand fork and follow the single track lane down through the woods, after approximately one mile the cottage will be found on your left hand side as denoted by our For Sale board.

Property Information

The property is freehold. Oil fired central heating, mains electricity and water, drainage is via a septic tank shared with one neighbour. The council tax band is E. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast, and mobile phone services should be available from all major providers.

Local Authority

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

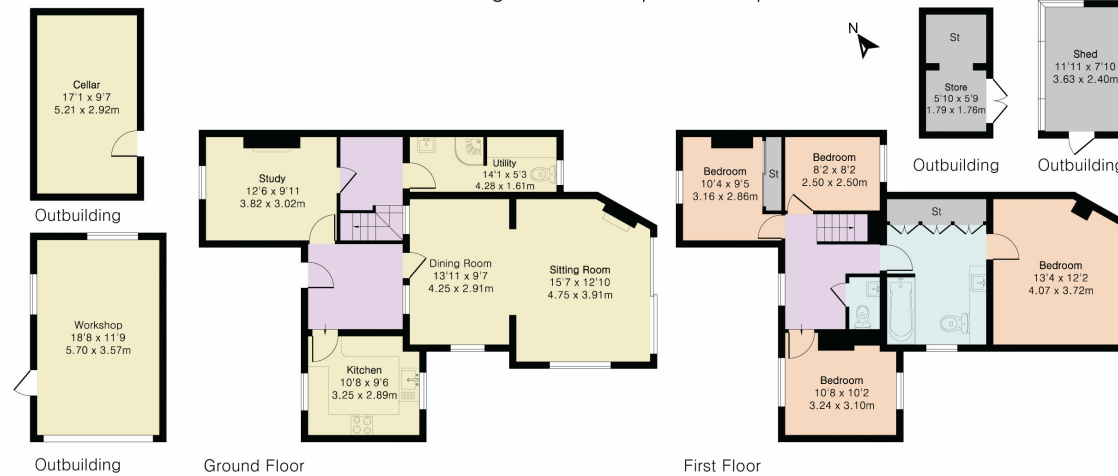


Approximate Gross Internal Area 2033 sq ft - 188 sq m

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 692 sq ft – 64 sq m

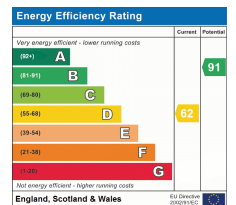
Outbuilding Area 541 sq ft – 50 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



PETER JOY
Sales & Lettings



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.

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