



Brook House, Toadsmoor Road, Brimscombe, Gloucestershire, GL5 2TB
£695,000



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A superb double fronted Cotswold stone house in a waterside position in popular Brimscombe with masses of characterful living space, a level garden with a brook running through it, parking, a garage and a detached self contained annexe.

ENTRANCE HALL WITH GRAND OLD STAIRCASE, 16' SITTING ROOM WITH WOOD BURNING STOVE, 16' DINING ROOM WITH BI-FOLD DOORS AND WOOD BURNING STOVE, FITTED KITCHEN, PANTRY, UTILITY ROOM, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM & MEZZANINE LEVEL, FAMILY BATHROOM, FOUR FURTHER BEDROOMS, 21' GARAGE/STORE WITH ATTACHED BARN/STORE, PARKING FOR SEVERAL CARS, SELF CONTAINED ANNEXE WITH LIVING AREA WITH KITCHEN, BEDROOM AND SHOWER ROOM (CURRENTLY USED AS A WORK FROM HOME SPACE) AND A LEVEL WATERSIDE GARDEN.



Viewing by appointment only

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

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Email: stroud@peterjoy.co.uk



Description

Brook House is a beautifully presented double fronted character house situated in a sunny position at popular Brimscombe. This location is well placed for local amenities and well regarded schools, with country and canal-side walks just down the road. The property is built from Cotswold stone using traditional methods. We understand that it was originally a mill manager's house, and was the subject of comprehensive renovation in the recent past. The current owner has made further improvements to the property, re pointing the building with lime mortar and replacing the windows.

There's masses of characterful living space on offer here, with accommodation arranged over three floors. A welcoming entrance hall with the original grand staircase that winds up to the top of the house, a 16' sitting room and 16' dining room, both with fireplaces fitted with wood burning stoves, a 13' kitchen, walk in pantry, utility room and cloakroom/w.c are on the ground floor. The beautiful staircase leads up to a spacious landing, with three double bedrooms, a rear hall and family bathroom on this first floor. An impressive principal bedroom with en suite shower room and mezzanine level and another double bedroom are at the top of the house, on the second floor. In addition, there is a self contained annexe, found behind the main building. This flexible space comprises a 14' living space with kitchen area, a double bedroom and a shower room. This will appeal to buyers looking for a separate space to work from home, accommodate a dependant relative or teenager or for a lettable space to generate some income. All in all a first class family home, and an absolute must for your viewing list.



Outside

Outside you'll find a level landscaped garden that borders the brook, a 21' garage/store, attached barn/store and a parking area with space to park several vehicles. The parking is at the rear of the property, situated between the main house and the annexe, with the garage and store areas beyond this. There is an outside W.c at the back of the house. The garden is at the front of the property and as such benefits from the sunny aspect. A gated path leads from the pavement to the property, with a couple of steps leading down into the garden. This area is level and well kept, with a path that leads past a good lawn to the front door. There is a paved seating area by the house, and Bi-fold doors open from the dining room on to this space, connecting the garden and the house. A lovely feature here is the brook that runs through the garden. A couple of steps lead up to a deck - the perfect place to watch the water go by.

Location

Brimscombe is a popular area a couple of miles East of Stroud on the sunny side of the Golden Valley. The Long Table, Stroud Brewery, The Ship Inn and Studio 18 are close by, and are all superb community spaces, with well regarded Brimscombe and Thrupp primary schools within a mile. Stroud's shops and amenities are within easy reach, with canal side walks at the bottom of the hill and some wonderful countryside just up the lane at The Heavens. As such, the property enjoys the advantages of being equidistant between open countryside and the lively town of Stroud, which offers a wide range of shops, supermarkets, schools and colleges and leisure facilities. Stroud Railway Station provides a main-line service to Gloucester and London. Junctions of the M4 and M5 Motorway are also within easy driving distance.

Directions

Leave Stroud via the A419 and proceed through Brimscombe. Turn left into Toadsmoor Road (signposted Eastcombe and Bussage) The house can be found a short way along on the left hand side identified by our For Sale Board. Parking is to the rear of the property accessed via Bourne Lane.

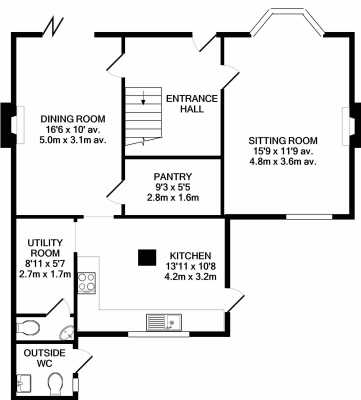
Property information

The tenure is Freehold. We are informed that all mains services are connected to the property. Council tax band F. 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.

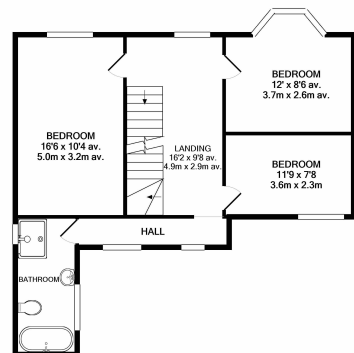
Local Authority

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

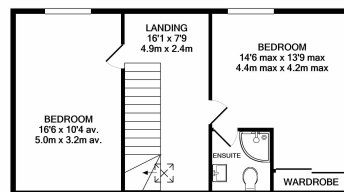




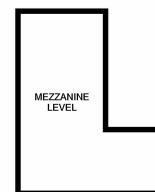
GROUND FLOOR
APPROX. FLOOR
AREA 762 SQ.FT.
(70.8 SQ.M.)



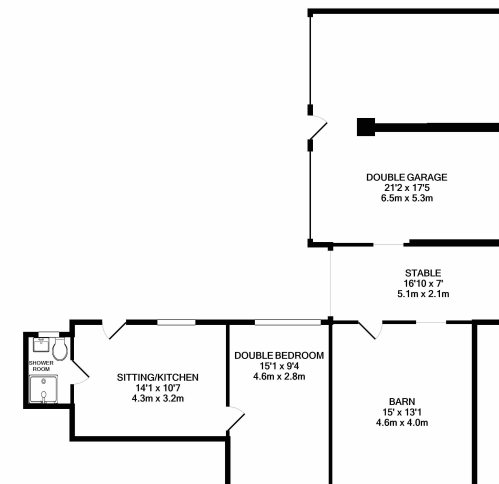
1ST FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.0 SQ.M.)

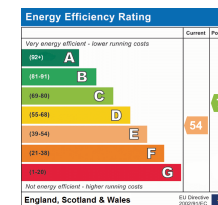


3RD FLOOR
APPROX. FLOOR
AREA 163 SQ.FT.
(15.1 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 387 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3043 SQ.FT. (282.7 SQ.M.)
Made with Homestyler (10/2021)



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.