



Vane Cottage, Pinfarthings, Amberley, Gloucestershire, GL5 5JH
£795,000



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A stunning semi detached cottage located in the ever popular hamlet of Pinfarthings. This charming cottage offers well proportioned living accommodation, ample parking, and breathtaking views across the Woodchester Valley

ENTRANCE HALL, KITCHEN/DINING ROOM, CLOAKROOM, UTILITY, STUDY, SITTING ROOM WITH LOG BURNING STOVE, GARDEN ROOM, FOUR BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM), BATHROOM, GENEROUS PARKING AND GARDEN

Viewing by appointment only

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Description

Vane Cottage was built circa 1800 and was originally one of four cottages, now converted into two substantial homes. The property has been in the same ownership since 1971 and clearly shows signs of being well cared for and loved. In 1983, the property was thoughtfully extended to create a spacious principal bedroom with an en-suite and a dedicated dining area.

Arranged over three floors, the cottage boasts a wealth of character features. All windows benefit from spectacular views. A timber front door with stained glass inserts opens into a tiled hallway. The bright and spacious kitchen/dining room, located at the front of the cottage, overlooks the beautifully maintained garden. This family friendly space includes a striking Cotswold stone fireplace, attractive cabinetry with stainless steel worktops, and a door leading to an outdoor entertaining area. A useful utility room, cloakroom and a study with a stable door to the garden are positioned centrally within the cottage. The cosy sitting room features a Cotswold stone fireplace housing a cast iron log burning stove, perfect for winter evenings. This room opens into the garden room offering a relaxing space with doors out to the entertaining patio. A thumb latch door leads upstairs to the first floor landing, where the principal bedroom impresses with triple-aspect windows, an abundance of natural light, and a stylish en-suite shower room. Also on this floor are a family bathroom and a guest bedroom. The second floor features two bedrooms with sloping ceilings, one of which includes a walk-in storage cupboard.



Outside

As you approach the property, a generous parking area for at least three cars is immediately apparent, a rare and valuable asset in village locations. Steps lead down to a secluded, wrap around garden to the side and front of the cottage, which includes a greenhouse, productive vegetable patch, numerous seating areas, and an abundance of well stocked cottage style flower beds and plants. A charming well, which historically served the terrace, adds to the garden's character. The entertaining patio, located between the kitchen and garden room, is a wonderful space to enjoy the valley views. The entire garden is fully enclosed, offering both privacy and tranquillity.

Location

The property is located in a superb location at Pinfarthings, Amberley. This sought after spot faces south, and is set just below hundreds of acres of National Trust common land, with the shops and amenities of both Nailsworth and Minchinhampton close by. There are two good primary schools (Minchinhampton and Amberley) within easy reach, and the renowned Beudesert Park private school is just along the lane. A wider range of amenities and two great grammar schools are available at nearby Stroud, as is a main line railway service to London Paddington (90 minutes). Motorway junctions of the M4 and M5 are within easy reach.

Directions

From our Nailsworth office turn left and at the mini roundabout turn right passing Morrisons supermarket on the right and proceed up the 'W' in the direction of the common. At the top turn left immediately past Beaudesert School and follow the road until you reach Pinfarthings. Just past the signpost turn sharp left, then right and follow the single track lane into the hamlet. Vane Cottage can be found along on the right hand side.

Property information

The property is freehold. Gas central heating, mains electricity, water and private drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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

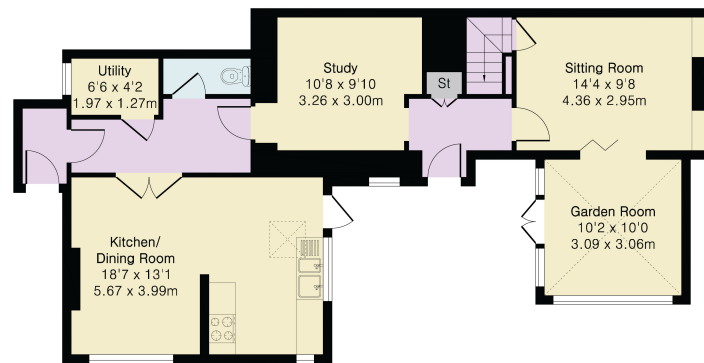


Approximate Gross Internal Area 1795 sq ft - 167 sq m

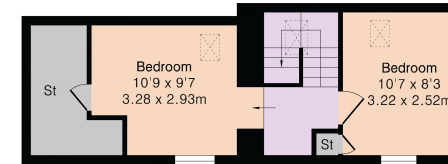
Ground Floor Area 847 sq ft – 79 sq m

First Floor Area 633 sq ft – 59 sq m

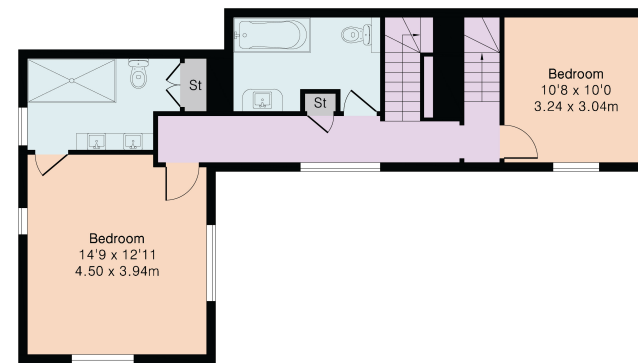
Second Floor Area 315 sq ft – 29 sq m



Ground Floor



Second Floor



First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(90+)	80
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	44
(39-54)	
E	
(27-38)	F
F	
(13-26)	G
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.