



1 Spout Cottages, Theescombe, Amberley, Gloucestershire, GL5 5AU  
Offers Over £450,000

**PETER JOY**  
Sales & Lettings





## 1 Spout Cottages, Theescombe, Amberley, Gloucestershire, GL5 5AU

A delightful gabled Grade II listed semi detached Cotswold stone property in a picture postcard setting at Theescombe, Amberley, with two/three bedrooms, a large garden, a garage and a superb view across the surrounding countryside.

PORCH, SITTING/DINING ROOM, KITCHEN, REAR LOBBY, DOUBLE BEDROOM, BATHROOM, TWO FURTHER CONNECTING DOUBLE BEDROOMS, GARAGE/CARPORT AND A LARGE GARDEN.



Viewing by appointment only

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### Description

1 Spout Cottages is a delightful Grade II listed semi detached property that occupies a superb rural position at Theescombe, Amberley. This sought after location allows for outstanding views across fields into the Woodchester Valley, with the shops and amenities of Nailsworth within easy reach and hundreds of acres of National Trust land up the hill at Minchinhampton and Rodborough Commons. The property is built using traditional methods from Cotswold stone under a pitched roof, and Historic England informs us that the property was first listed in 1980. According to this entry, the property dates back to 1710, and is noted for the distinctive cross gable frontage, with the name Spout Cottages derived from the neighbouring spring head found in the wall to the right of the property that still runs to this day. The cottage has been in the ownership of the same family for many years, and would now reward some investment and improvement but is a superb prospect for a prospective buyer to create a country home to their own standards, with characterful accommodation arranged over three floors. A porch, sitting/dining room, kitchen and rear lobby are on the ground floor. A staircase leads up from the reception room to the first floor, with a double bedroom and a bathroom on this level. Two further connecting bedrooms are at the top of the house, on the second floor. There is a wonderful character feel throughout the property, and every window enjoys a rural outlook. A unique opportunity for one very lucky buyer, and an absolute must for your viewing list.

### Outside

The property benefits from a garage/carport and a large garden that makes the most of the superb position. The garage/carport is to the side of the property, and is attached to the neighbours garage/carport. These two structures are open to each other internally, so a buyer make look to build a partition wall inside. The cottage has a pretty front garden, with a path leading past a level lawn to the front door, with well stocked borders planted with a variety of shrubs. There is a lovely view from the gate into the Woodchester valley. The majority of the garden is found at the rear of the property, behind the garage. This generous plot is enclosed with fencing and dry stone walls, and looks out over the field it borders.

### Location

The property is situated in a rural country lane at Theescombe, Amberley. Surely one of the area's very best addresses, Amberley has a community run shop, a well regarded primary school and neighbouring pre school, a good pub and hundreds of acres of National trust land of Minchinhampton and Rodborough Commons on the doorstep. The nearby towns of Minchinhampton and Nailsworth offer a wider range of amenities, shops, cafes and restaurants. Bus services connect with Stroud, some four miles away where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington (90 minute direct service).

### Directions

From our Nailsworth office turn right at the mini roundabout and proceed over the cattle grid turning left into Watledge. Continue along passing Whips Lane and Theescombe Lane, passing Dunkirk Manor on your right. Continue, and the property can be found on the right a little further up the lane, just after the Spring in the wall on the right.

### Agents Note

The area in front of the garage for 1 Spout Cottages must be kept clear for right of free passage into the garages of both 1 and 2 Spout Cottages, and there is a restriction that prevents blocking this access. The current owner of No. 1 retains the right to transfer ownership of the land in front of the garage of No. 2 to No. 2 prior to or after completion.

### Property Information

The tenure is freehold. The council tax band is D. Electric heating, mains gas and water are connected to the property. The cottage has a private drainage system, shared with the neighbouring property. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and the mobile phone service level is classed as good.

### Local Authority

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



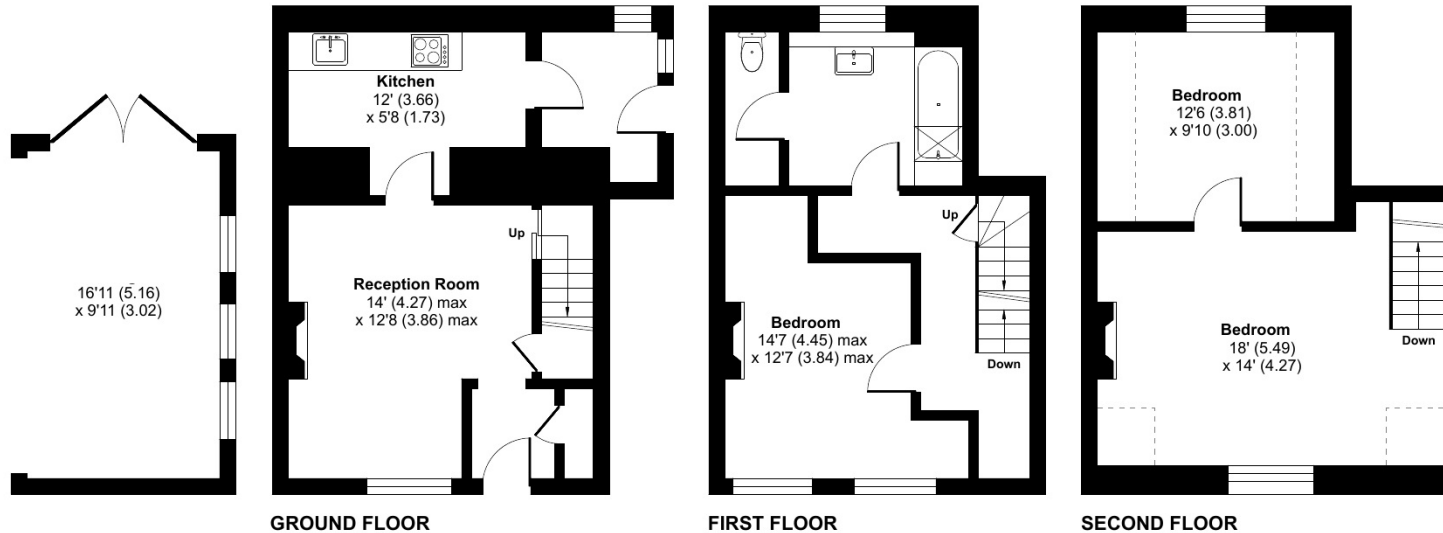
# Theescombe, Amberley, Stroud, GL5

Approximate Area = 1026 sq ft / 95.3 sq m  
 Limited Use Area(s) = 59 sq ft / 5.4 sq m  
 Garage = 170 sq ft / 15.7 sq m  
 Total = 1255 sq ft / 116.4 sq m

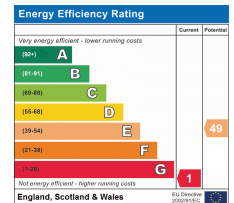
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1082281



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.