



Gussage Mill Cottage, Toadsmoor Road, Brimscombe, Gloucestershire, GL5 2UG
£595,000



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A recently renovated, detached double fronted Cotswold stone house in a good plot at popular Brimscombe with lots of spacious, characterful living space, a level garden, garage, carport and space to park several vehicles

SPACIOUS ENTRANCE HALL, 16' X 16' KITCHEN/FAMILY ROOM, 23' SITTING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, SUITE WITH LARGE DRESSING ROOM AND BEDROOM, TWO FURTHER BEDROOMS, BATHROOM AND SHOWER ROOM, DETACHED GARAGE, DOUBLE CAR PORT, DEN OUTBUILDING, LEVEL GARDENS AND PARKING FOR SEVERAL CARS



Viewing by appointment only

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

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Gussage Mill Cottage is a well presented double fronted character home in a private position at popular Brimscombe. This location is well placed for local amenities with country and canal-side walks just down the road. The property is built from Cotswold stone using traditional methods and was originally the managers premises for Gussage Mill. It has been the subject of comprehensive renovation and clever improvement during the current owners tenure, with spacious, characterful accommodation arranged over three floors. You walk into a large entrance hall. A 23' sitting room with fireplace with fitted wood burning stove is to the right, with an impressive 16' x 16' kitchen/family room to the left. This light, sunny room was originally a double garage, and it's now a lovely living space, with plenty of room to cook, eat, entertain and relax, with bi-fold doors that open on to the garden and a set of floor to ceiling glass panels to let in lots of light . A staircase leads up from the sitting room to the first floor. A landing, suite with bedroom and dressing room, shower room and second bedroom are on this level, with another bedroom and a bathroom at the top of the house, on the second floor. An interesting, characterful home with plenty of space that could be used in a variety of ways - viewing highly recommended.

Outside

The property benefits from a good plot with outbuildings. There is a drive with parking for several cars, a timber built double carport and detached garage here, with a greenhouse beyond the garage. A gate then leads through to the garden, with a path leading to the house. There is a level lawn to the left of the path, with a timber built den at the head of the plot. The owners have created this with entertaining in mind, and you can sit here and look back out over the garden. There is a gravelled seating area on the right of the path, and the owners have an outdoor sofa set on this sunny space. The garden is well planted, with mature trees and shrubs. The front garden is gravelled, and enclosed with a pretty dry stone wall and planting.

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) and continue. Pass the turnings to Knapp Lane and Bourne Lane on your left, and the property can be found on your left, with access through Gussage Mill. Pull onto the drive for the cottage for viewings.

Property information

The property is freehold. Gas central heating, mains electricity, water and 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 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



Toadsmoor Road, Brimscombe, Stroud, GL5

Approximate Area = 1319 sq ft / 122.5 sq m (exclude carport)

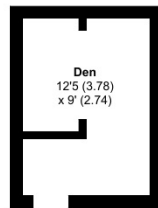
Limited Use Area(s) = 57 sq ft / 5.2 sq m

Outbuilding = 112 sq ft / 10.4 sq m

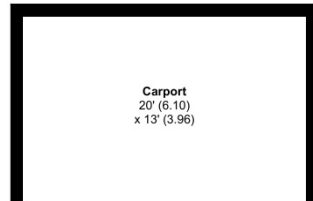
Garage = 110 sq ft / 10.2 sq m

Total = 1598 sq ft / 148.3 sq m

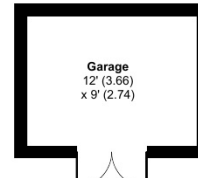
For identification only - Not to scale



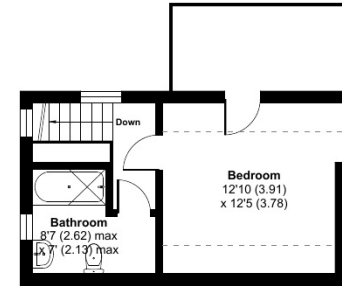
OUTBUILDING



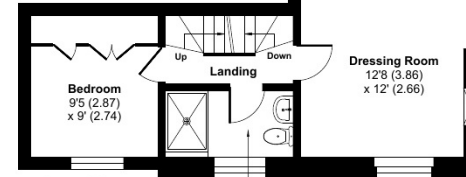
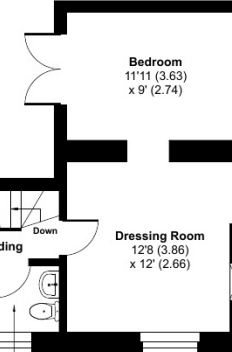
CARPORT



GARAGE

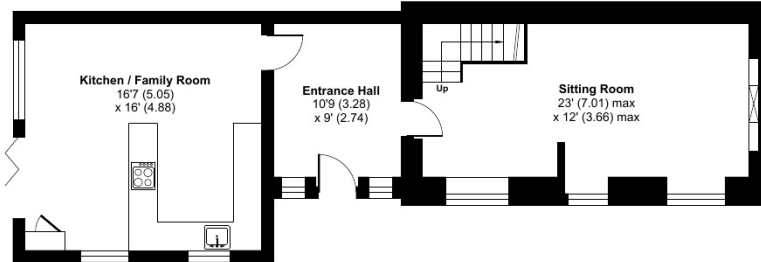


FIRST FLOOR 2



FIRST FLOOR 1

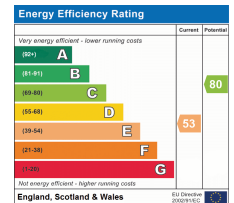
Shower Room
9' (2.74) x 5' (1.52)



GROUND FLOOR



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: 1195517



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.