



25 Chapel Street, Stroud, Gloucestershire, GL5 1DU  
Guide Price £650,000

**PETER JOY**  
Sales & Lettings



## 25 Chapel Street, Stroud, Gloucestershire, GL5 1DU

Delightful Grade II listed character cottage with period features throughout and offering generous and well proportioned living accommodation over three floors. Two/three reception rooms, contemporary fitted kitchen and superb family bathroom are complemented by four/five generous bedrooms, study area and dressing area. A charming courtyard is overlooked by the beautiful two storey barn which will comprise a sitting room, kitchen, bedroom and bathroom (part converted). In addition there are outbuildings with planning with further potential to be developed into home offices or a studio. A shared driveway over the neighbouring property gives access to the courtyard, off street parking and gated access to a side lane.

BEAUTIFULL SNUG WITH WOODBURNER, RECEPTION/DINING ROOM WITH INGLENOOK FIREPLACE, REAR LOBBY WITH GROUND FLOOR WC, KITCHEN/BREAKFAST ROOM, LANDING WITH FAMILY BATHROOM, FOUR/FIVE BEDROOMS, DRESSING AND STUDY AREA, SHOWER ROOM & WC, GAS CENTRAL HEATING, PARTIAL DOUBLE GLAZING, OFF STREET PARKING VIA SHARED DRIVEWAY, DELIGHTFUL COURTYARD WITH OUTBUILDINGS AND POTENTIAL TO DEVELOP FURTHER, BEAUTIFUL TWO STOREY PART CONVERTED BARN WITH A SITTING ROOM, KITCHEN/BREAKFAST ROOM, BEDROOM AND BATHROOM.  
[Viewing by appointment only](#)

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### Description

Superb opportunity to purchase an 18th century Grade II listed character cottage with a beautiful Barn conversion (partially completed) and outbuildings which were formally workers cottages with further development potential. The main property comprises a lovely snug with a feature fireplace and wood burner, formal dining room/reception room with an inglenook fireplace and bamboo flooring, rear lobby with a ground floor WC and kitchen/breakfast room with a contemporary style fitted kitchen fitted in 2021. The first floor offers a landing, three double bedrooms with bedroom three leading directly onto the courtyard, and stunning family bathroom with a separate walk-in shower and claw foot bath. The second floor offers flexible accommodation with a study area, two further bedrooms or dressing area, WC and excellent storage. Further benefits include gas central heating and period features throughout.

The Barn works completed to date are - roof being completely re-built with new timbers, tiles and insulation, new windows made and installed by local tradesperson, insulated flooring throughout the ground floor, Newton damp-proofing system installed, drains and bat surveys completed, sun tunnel, Lindab guttering, timbers sprayed against infestation, mains electricity and water connected in 2023 and first fix electrics completed. Please note the planning permission for the additional outbuildings will be there in perpetuity.

### Outside

To the front of the property is a small front garden with gated access and pathway leading to the entrance door, a side alley gives private access to the courtyard at the rear of the property. The rear courtyard is a delight with a gated gravel area which can be used for off street parking, several seating spots which are ideal for alfresco dining, a small lawn with borders and an array of shrubs and plants. A pathway leads to The Barn and outbuildings. With access to the main house is on two levels with steps leading down to a small courtyard, wood store and a door to the rear lobby.

### Location

Stroud town benefits from a variety of local independent shops and stores, art galleries, pubs serving locally supplied beers and ciders and plenty of cafes, bars and restaurants to eat and socialise. There are some lovely green spaces including a park in the centre of town and Daisy Bank just up close by Horns Road. The wider area has a wide range of shops and amenities, including supermarkets, a hospital, state and private schools, a leisure and sports centre, award winning weekly farmers market and a main line railway station with inter city services travelling to London (Paddington). Cirencester (10 miles), Cheltenham (15 miles) and Swindon (25 miles) are all within comfortable driving.

### Directions

Take the A419 from Cirencester towards Stroud, turn right into Cornhill and follow this road up into Parliament Street, as you travel past the Cotswold Playhouse on the left take the next right onto Wood Street, follow the road around and the property can be found on your right hand side as denoted by our for sale board.

### Tenure

Freehold

### Services

The vendor has informed us that all mains services are connected.

### Council Tax Band

Band = B

### Local Authority

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



# Chapel Street, Stroud, GL5

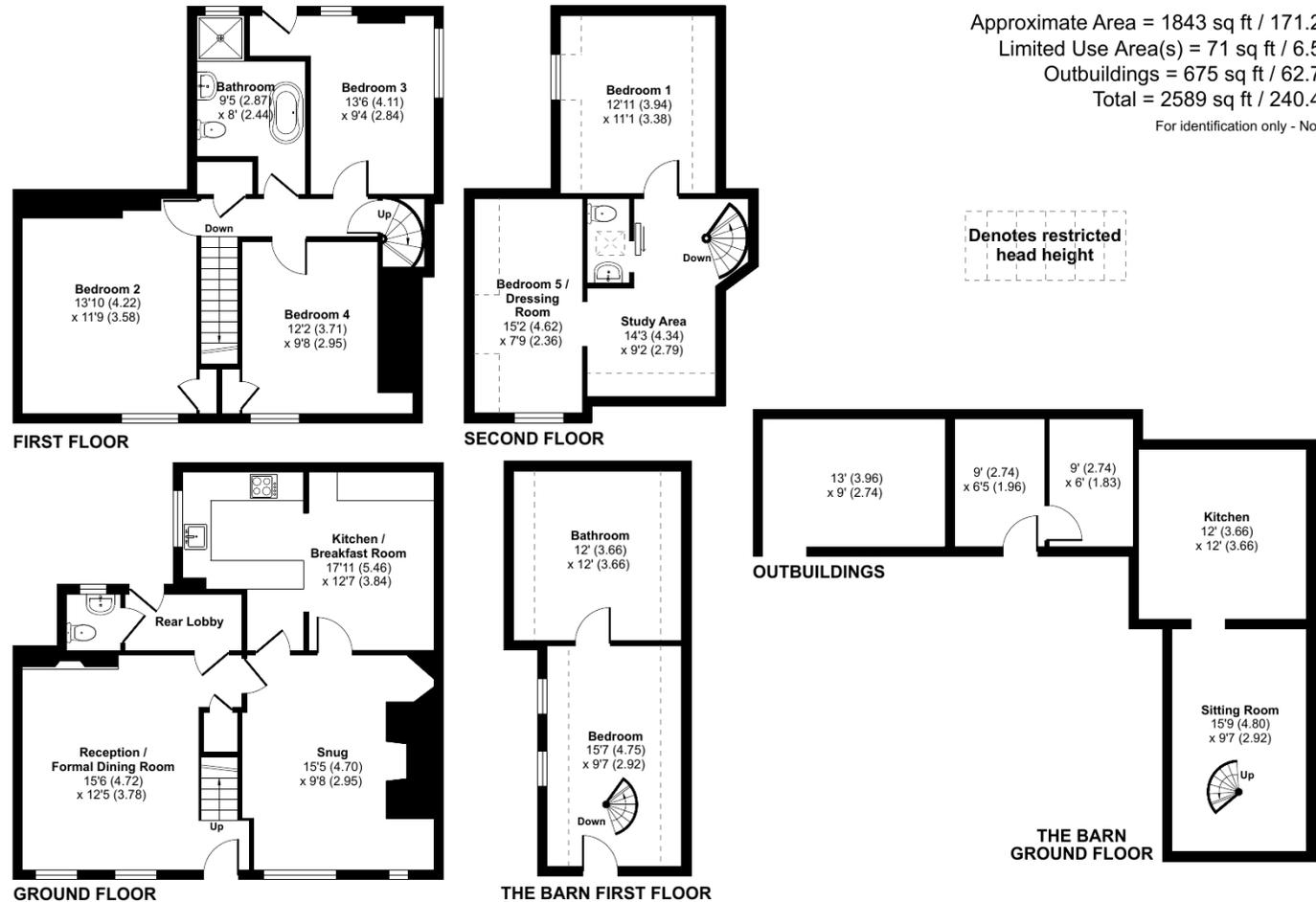
Approximate Area = 1843 sq ft / 171.2 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Outbuildings = 675 sq ft / 62.7 sq m

Total = 2589 sq ft / 240.4 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 990309

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.