



Alma Cottage, Beech Knapp, Burleigh, Stroud, GL5 2PS  
Guide Price £825,000





## Alma Cottage, Beech Knapp, Burleigh, Stroud, GL5 2PS

An extended detached Cotswold stone cottage in a superb location adjoining hundreds of acres of National Trust common land with lovely gardens, parking and a large garage with a room over and a lovely outlook

ENTRANCE HALL, 21' KITCHEN/FAMILY ROOM, SITTING ROOM WITH WOOD BURNING STOVE, SUPERB 16' GARDEN ROOM, UTILITY ROOM, THREE DOUBLE BEDROOMS, BATH AND SHOWER ROOMS, LARGE GARAGE WITH ROOM OVER, GRAVELLED GATED PARKING AREA AND LOVELY LANDSCAPED GARDENS

Viewing by appointment only

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## Description

Alma Cottage is a beautifully presented detached character home situated in a superb elevated position adjoining National Trust owned land at popular Burleigh. This location allows for a lovely view at the front with hundreds of acres of common land on the doorstep. The property was originally built in the 1820's from Cotswold stone. The current owner has comprehensively extended and improved the property during 37 years of happy ownership, with carefully considered accommodation arranged over three floors.

A 21' kitchen/family room, utility room, shower room, sitting room with wood burning stove and a first class 16' green and steady oak garden room are on the ground floor. An elm staircase leads up to the first floor, to a landing with first floor entrance, two double bedrooms and a bathroom on this floor. There is another double bedroom at the top of the house, on the second floor, and there is also a useful attic room here. There is planning permission to raise the height of the roof and the single storey extension below and this would create another large room at the top of the house and two large en-suite bathrooms. The property is tastefully decorated, and there is character and interest everywhere you look.

## Outside

The living space is complemented by parking, a garage and lovely gardens. The gated gravelled parking area is at the top of the plot, with space to park several cars. An 18' double garage with power and light is behind this, and there is a large room over this space. This would be the perfect work from home space, or a games room. Steps then lead down through the garden. Again, there is lots to take in here – the garden has clearly been a real labour of love. This area is terraced and beautifully planted, with established beds stocked with a variety of shrubs and sleeper steps that lead down to the house. There is a useful cloistered store area under the driveway, and a gravelled sitting spot with a pergola over. The steps continue around the side of the house. There is a paved area here and a deck that is strategically placed under a copper beech tree for shade on sunny days. The rear garden is delightful, with a water feature, a gravel path leading to the garden room, and some lovely clipped box hedging. Another gravel sitting spot is set below the garden room and this leads on to a lower terrace with a greenhouse.

## Location

The property is situated at the end of a quiet country lane on Minchinhampton Common, a National Trust owned area that comprises hundreds of acres of open land. There is a golf course here, and the space can be used recreationally, with a handful of good pubs and some lovely walks. The property is well positioned for both Nailsworth and Minchinhampton, with shops, amenities and both public and private schooling here. More comprehensive facilities are available in the larger town of Stroud, some three miles distant, with Junctions of the M4 and M5 Motorways within easy reach. Railway stations at Stroud and Kemble provide main line services to Gloucester, Swindon and London Paddington (C. 90 minutes direct).

## Directions

From our Nailsworth office continue down the hill and take the third exit at the roundabout. Continue, and bear right, up The W (The Ladder). Drive up this road and continue over the common. Turn left at Tom Long's Post and then immediately right down Brimscombe Hill. Take the first proper turning on your left (with a 20 mph speed limit sign) just before the bus shelter and continue along the lane. Drive to the end of the lane and follow the lane round to the right. Follow this road onto the common and bear right. Pass the cottages on your left and continue. The property is near the bottom of the lane on the left.

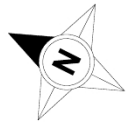
## Property Information

The property is freehold. Mains electricity, water and drainage, and heated by electric underfloor heating and panel heaters. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and a standard speed broadband connection is available. You are likely to have full mobile voice coverage and data service from all major providers, although service inside the property may be limited.

## Local Authority

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





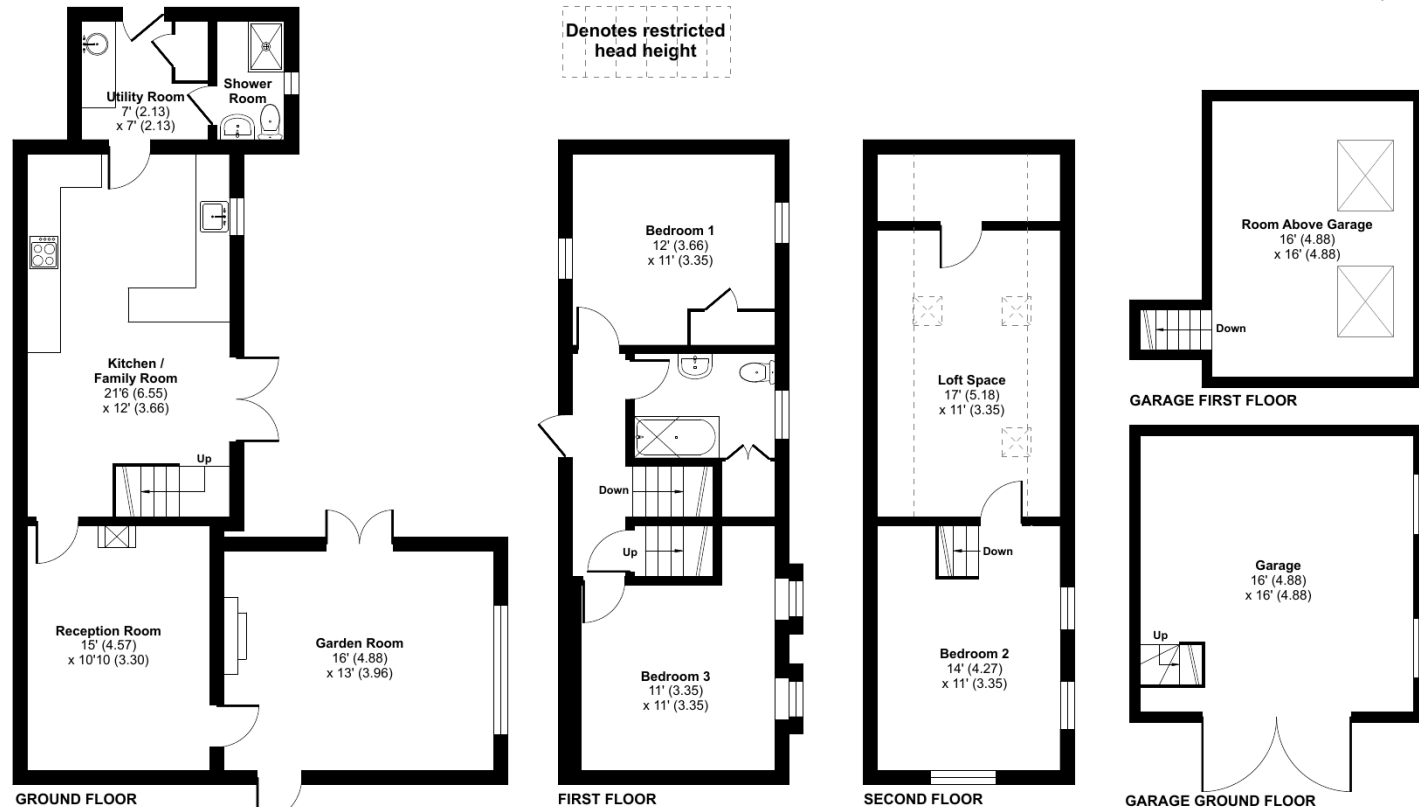
# Beech Knapp, Burleigh, Stroud, GL5

Approximate Area = 2114 sq ft / 196 sq m (includes garage)

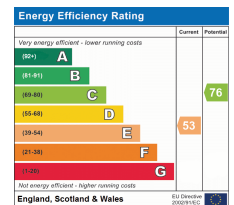
Limited Use Area(s) = 132 sq ft / 12 sq m

Total = 2246 sq ft / 208 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Peter Joy Estate Agents. REF: 1147846



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.