



1 Western Terrace, Brimscombe, Gloucestershire, GL5 2QT
Guide Price £595,000

PETER JOY
Sales & Lettings



1 Western Terrace, Brimscombe, Gloucestershire, GL5 2QT

A superb red brick character home in a quiet location, sympathetically extended to include 4 bedrooms, character features, good gardens, 2 parking spaces, a good sized stone outbuilding and first class outlook over neighbouring fields.

PORCH, SITTING ROOM, CONNECTING SNUG, 22 KITCHEN/FAMILY ROOM, UTILITY ROOM, CLOAKROOM/W.C, PRINCIPAL BEDROOM WITH EN SUITE BATHROOM AND JULIET BALCONY, FAMILY BATHROOM, THREE FURTHER BEDROOMS, PARKING AND STONE OUTBUILDING, GOOD GARDENS AND A LOVELY VIEW ACROSS THE VALLEY



Viewing by appointment only

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

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Description

Here's something rather special - a handsome end of terrace red brick house tucked well away from passing traffic at Brimscombe. The property is hidden away at the very end of Victoria Road and was apparently originally built in 1890. The current occupants have lived in the property some 15 years and have completely transformed this delightful family home in that time, essentially doubling the amount of accommodation on offer, and creating some first class living spaces in the process. Step through the porch and front door and two connecting reception rooms greet you. The sitting room, with an open fireplace with tiled surround is on the right, with a snug with wood burning stove on the left. The kitchen/family room is beyond this - a light, spacious 22' room with glazed double doors that open onto the garden, with a utility room and cloakroom/W.C also found on this floor. A landing, principal bedroom with Juliet balcony and en suite shower room, family bathroom and two further bedrooms are on the first floor, with a large attic bedroom with en suite W.C at the top of the house, on the second floor. There are clever design touches everywhere you look - from radiator choices to etched glass windows, and several rather fetching sinks - and there is a pervading sense of considered quality throughout the house. This is clearly a home that has been loved, and one lucky buyer will get to continue that tradition.

Outside

There's lots to love about the inside of 1 Western Terrace, and the outside is pretty special too. There are two parking spaces to the side, and an old stone outbuilding. The owners have drawn up plans to convert this in to a two story annexe, and a prospective buyer may look to make a planning application based on this design. A path leads up to the front door, past neat box hedging and a beautiful ornamental cherry tree. The garden is to the side of the house, with a paved terrace by the kitchen. Glazed doors open from this room onto this area, connecting the inside and outside and making for a great place to eat, entertain and relax when the weather is good. A couple of steps lead down to the lower lawn. The plot is well stocked with a variety of established plants and shrubs, and the view across the valley from this area is quite superb. There is another area of garden, found along the path at the rear. This includes several patio areas, a greenhouse and terraced raised beds. A sweet vintage caravan, to be included in the sale, is sited on the top level, used by the owners as an office, play space and garden hang out.

Location

Amenities at Brimscombe Corner include a general stores and a take away, at the bottom of Brimscombe Hill is The Ship in, and a good primary school and park within five minute walk. Stroud town is approximately three miles distant. 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 at. 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 distance.

Directions

Leave our Brimscombe office and cross the London Road. Head up Brimscombe Hill. Pass the big right hand bend and take the second right hand turn into Orchard Lane. Follow this down, and the turning for Western Terrace can be found tucked on the left, before the bungalows.

Services

The property is freehold. Gas heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE & BT)

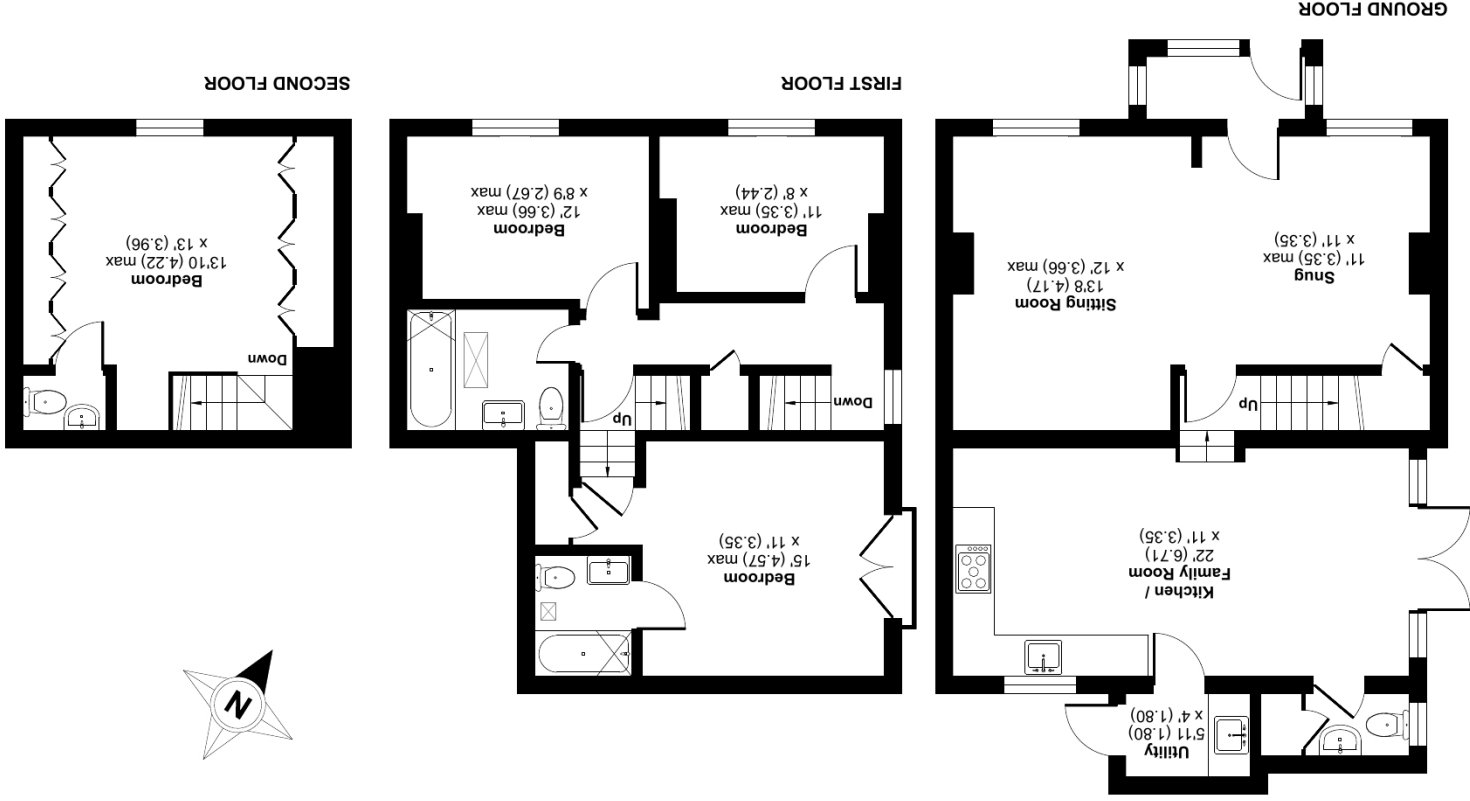
Local Authority

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



Western Terrace, Brimscombe, Stroud, GL5

Approximate Internal Area = 1412 sq ft / 131.1 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 International Property Measurement Standards (IPMS Residential) © richcom 2024.
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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.

Energy Efficiency Rating	
Current	Potential
82	51

England, Scotland & Wales	
Energy Rating	Energy Efficiency Class
A	1-2
B	3
C	4
D	5
E	6
F	7
G	8