



Morning Cottage, Whiteway Bank, Downend, Horsley, GL6 0PH  
£525,000





## Morning Cottage, Whiteway Bank, Downend, Horsley, GL6 0PH

A charming detached Cotswold stone cottage set up on the bank at popular Horsley with three bedrooms, some lovely character features, a garden and a first class outlook across the valley

15' KITCHEN, 17' SITTING/DINING ROOM WITH FIREPLACE, THREE DOUBLE BEDROOMS, STUDY, BATHROOM, SEPARATE WC, GARDEN AND A HARD STANDING AREA JUST UP THE LANE



Viewing by appointment only

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### Description

Morning Cottage is a pretty detached cottage in a lovely lofty south facing position at sought after Downend, Horsley. This location, in a country lane below Horsley village, allows for superb views across the valley, with the shops and amenities of both Horsley and Nailsworth still within easy reach. The property is built from Cotswold stone and has been improved by the current owner to include a newly fitted kitchen, bathroom and cloakroom/WC. The well presented character accommodation is arranged over two floors, a 15' kitchen and 17' sitting/dining room with a fireplace with wood burning stove are on the ground floor. Both of these rooms really benefit from the south facing location and are bathed in light in the morning and early afternoon when the sun shines. A staircase leads up from the back of the sitting room to the first floor, with three double bedrooms, a useful study, a bathroom and a cloakroom/WC on this level. The best bedroom is an excellent space – opening up into the eaves, with a interesting mezzanine platform, and with windows looking out onto the view. The back bedroom a very flexible room, as it has a door out onto the garden, so could easily be used as another reception room.

### Outside

There is a paved area at the front of the cottage and this is a great place from which to enjoy the view, as a glazed door opens up from the sitting room on to this area. There are steps to the side of the property that lead to the garden. There is a paved area here, which again takes in that excellent outlook. The property also owns a small area of ground up the lane beyond the cottage. The current owners have a store on this space however it could be used for parking.



### Location

The sought after village of Horsley boasts a community shop, church and primary school. The lively Cotswold town of Nailsworth is approximately 1½ miles away and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets, free parking and both state and private schooling in the area. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 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 (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

### Directions

From our Nailsworth office turn right and proceed along the A46 Bath Road bearing right in the direction of Horsley and Wotton-under-Edge. Continue into the village taking the first turning right signposted Downend and Wallow Green just before the pub. Follow the road down and into the Hamlet passing Stevens Way on the right hand side. Continue, and the property can be found set up on the left hand side before the turning to Whiteway Bank.



### Tenure

Freehold

### Services

We are informed that all mains services are connected to the property.

### Council Tax

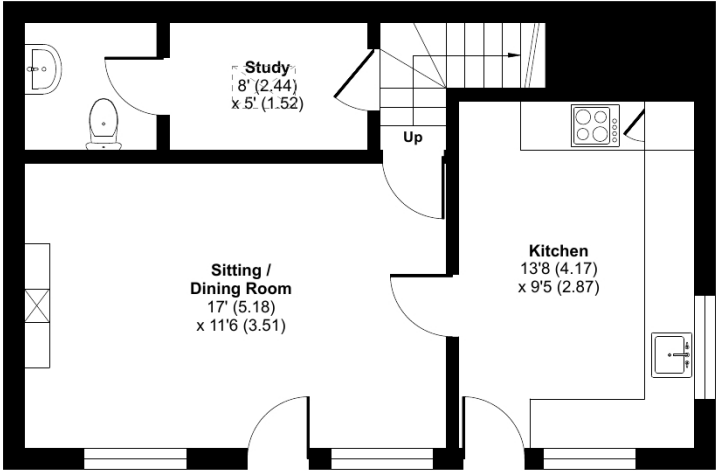
Band - D

### Local Authority

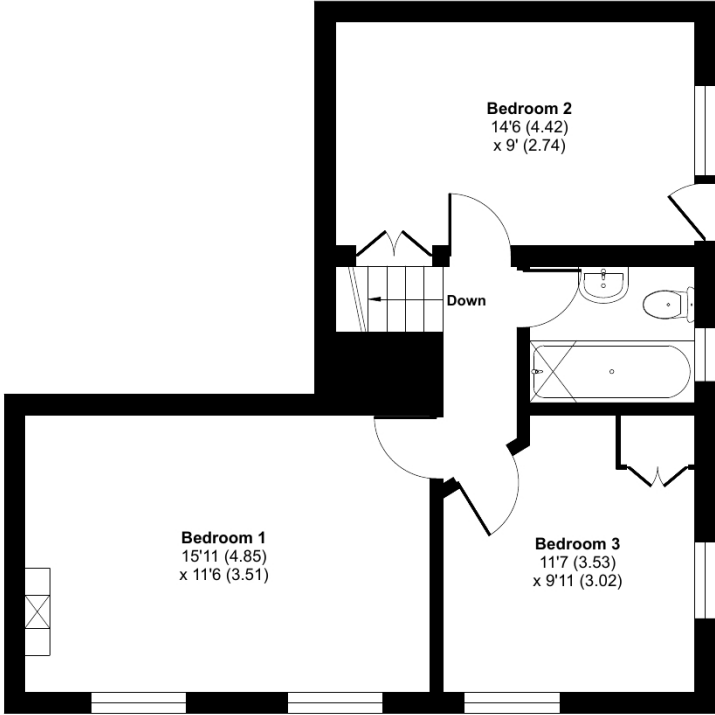
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

# Whiteway Bank, Horsley, Stroud, GL6

Approximate Area = 995 sq ft / 92.4 sq m  
For identification only - Not to scale



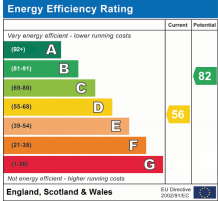
GROUND FLOOR



FIRST 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: 1090723



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.