



1 Jacobs Knoll Cottage, Jacobs Knoll, Burleigh, Stroud, GL5 2PR
Price guide £625,000



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An extended semi detached Cotswold stone cottage in a superb location in the midst of hundreds of acres of National Trust common land with a wonderful garden, gated graveled drive, superb views and glorious gardens

ENTRANCE HALL, DINING ROOM, 18' SITTING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, DRESSING ROOM/STUDY, TWO SHOWER ROOMS, TWO STABLE OUTBUILDINGS, GATED PARKING AND A BEAUTIFULLY PLANTED GARDEN

Viewing by appointment only

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Description

1 Jacobs Knoll Cottage is a pretty attached cottage situated in a superb elevated position just below National Trust land at popular Burleigh. This location allows for a spectacular view into the valley and beyond, with hundreds of acres of open land on the doorstep. The property is built using traditional methods from Cotswold stone under a pitched roof. It has been the current owner's home for over forty years, and they have extended the property during this time, adding an airy sitting room to the original character accommodation, which is arranged over two floors.

A porch, entrance hall, shower room, dining room, kitchen and the first class 18' sitting room with wood burning stove and vaulted ceiling are on the ground floor. A staircase leads up from the hall, with a landing, principal bedroom with en suite shower room, further bedroom and dressing room on this floor. A buyer may choose to use the latter as a study. Every window enjoys a super outlook, and the property is available with no onward chain.

Outside

The property benefits from parking, stable outbuilding and beautifully planted gardens. The drive is gravelled and gated, with space to park several cars. The garden is mostly set to the front of the house, and this space has clearly been a real labour of love. There is a good level lawn at the very front of the plot, with several wide, easy steps that lead down to the cottage past a large planted border. This area is stocked with a wonderful variety of shrubs and plants, with colour and interest everywhere you look. There is a gravelled sitting area by the front door, with space for a table and chair set, and this area leads on the side of the house, and the outbuilding. This was formerly a two-stable block, and is now used for storage, but could be converted into workshop or work from home space subject to planning consent. A gated path is in between the stable block and the cottage, and this leads to the back garden. This area is paved and planted, and is accessible from the sitting room. The view here is absolutely outstanding – the perfect spot to sit and relax and look out over the countryside beyond.



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 for recreational use, with a couple 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. 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 20 mph speed limit sign) just before the bus shelter and continue along the lane. Drive to the end of the lane and bear right with the lane. Follow this road onto the common and bear right. The property is then on the left.

Property information

The property is freehold. Mains electricity, water and drainage, and heated by electric panel heaters. 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 a standard connection, and the mobile services offered by EE, O2 Vodafone, Sky and Giffgaff may be limited.

Local Authority

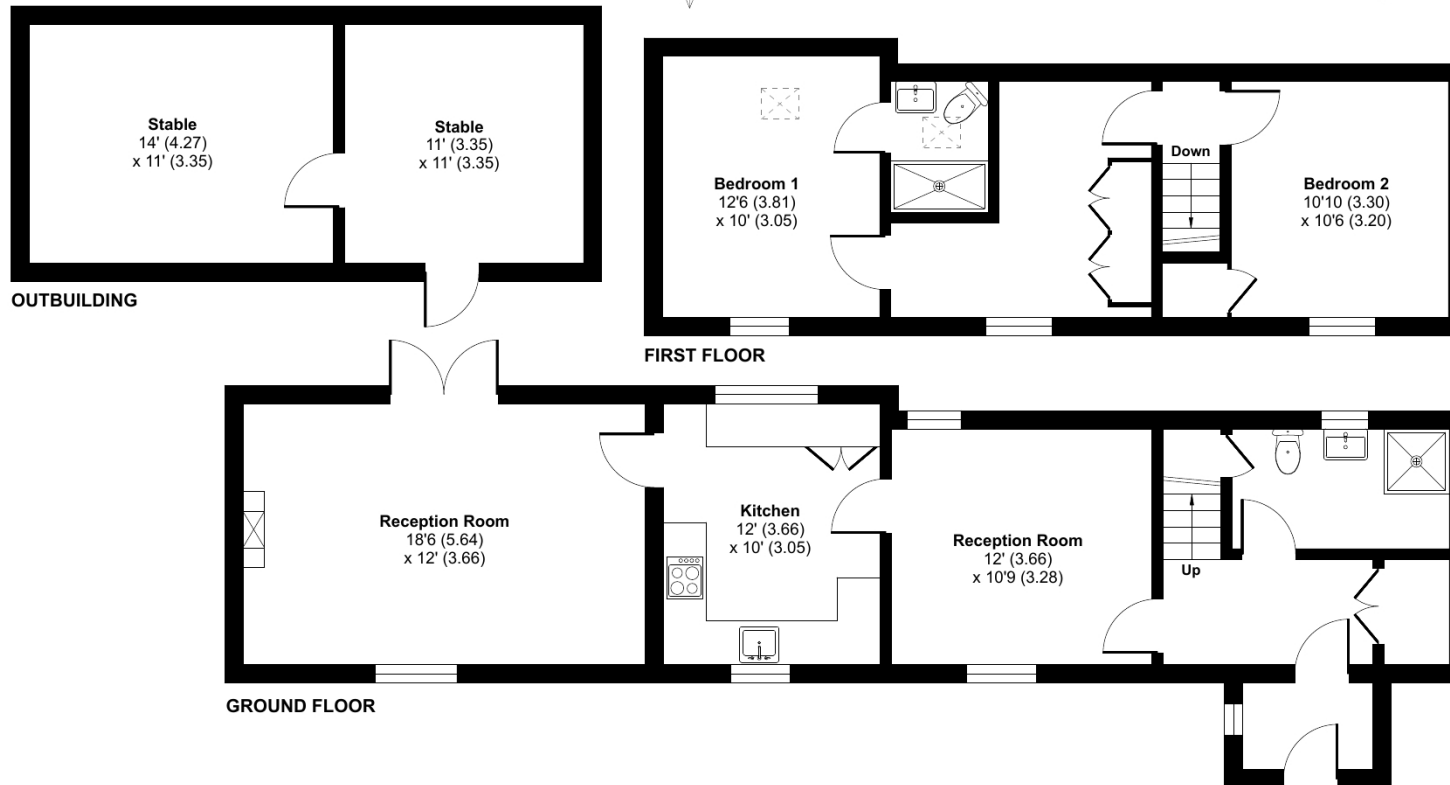
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



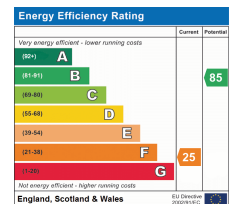
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Approximate Area = 1067 sq ft / 99.1 sq m
 Outbuilding = 281 sq ft / 26.1 sq m
 Total = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1116492



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.