



JAMES PYLE<sup>Co.</sup>

**The Little Ruin, Edge, Stroud, Gloucestershire, GL6 6NE**

Extended Period Cottage  
Gardens & Paddocks c.6acres  
Stunning views  
Rural position  
Beautifully presented accomodation  
4 Bedrooms, 2 Bathrooms

Approximately 6 acres  
Approximately 2,130 sq ft



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Hoyland House, Gyde Road, Painswick, GL6 6RD

James Pyle Holdings Ltd trading as James Pyle & Co. Reg in England & Wales No: 10927906

**Price Guide: £950,000**

‘A delightful extended detached period home with some 6 acres occupying a rural position with stunning views over the surrounding Cotswold countryside’



## The Property

The Little Ruin is a delightful detached four bedroom extended period house situated in a rural position together with some 6 acres of adjoining paddocks situated between the small, pretty village of Edge and the larger village of Painswick.

With parts of the house dating back over two hundred years, this home has been extended and renovated over time to provide comfortable, family sized house with excellent accommodation extending in all to c. 2,130 sq. ft which is arranged over two floors. There are three separate reception rooms which include a large living room with wood burning stove, dining room with excellent views opening to a large terrace, perfect for enjoying an evening dinner and watching the sun set over the paddock whilst a separate snug again features a wood burning stove. On the first floor there are four good

bedrooms, the large master bedroom having its own en suite shower room whilst a modern bathroom has a freestanding bath and separate shower cubicle.

The delightful, private garden extends to about 1.4 acre and is mostly laid to lawn with mature trees and shrubs creating a lovely pathway to the summer house. An orchard edges to one side creates a natural barrier between the gardens and the land adjoining the property, which totals circa. 6 acres of gently sloping paddock land. There is a level area of land at the bottom of the paddock which would be the ideal placing for stables (subject to necessary consents) and there is also a separate entrance to the land off Back Edge lane. The property has ample parking on both sides with a gated driveway leading to a large workshop/garage.

## Situation

The property is located in the pretty, small village of Edge just over a mile away from the village of Painswick. Edge hosts a village hall and green, which are used for various functions including the annual Edge village fete, as well as a parish church. Nearby Painswick is known as 'Queen of the Cotswolds' and is a very attractive large village, situated in the Cotswolds Area of Outstanding Natural Beauty and surrounded by particularly unspoilt countryside. The village has a good range of shops, pubs and a hotel with more comprehensive shopping, commercial and recreational amenities in nearby Cheltenham, Cirencester and Stroud. There is an excellent choice of private, primary, grammar and secondary schools within easy reach whilst fast trains from Stroud reach London Paddington in as little as an hour and thirty five minutes. The M5 is about five miles to the east of Stroud

whilst the A417 is readily accessible linking the M4 & M5. Ample local sporting opportunities including a number of golf courses and National Hunt racing at Cheltenham and excellent walks in the surrounding countryside including The Cotswold Way.

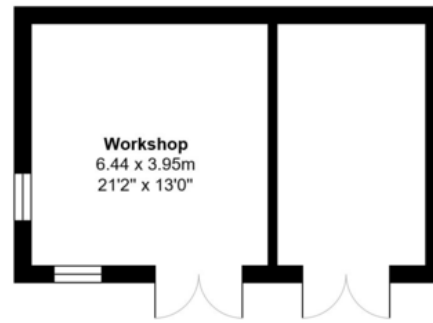
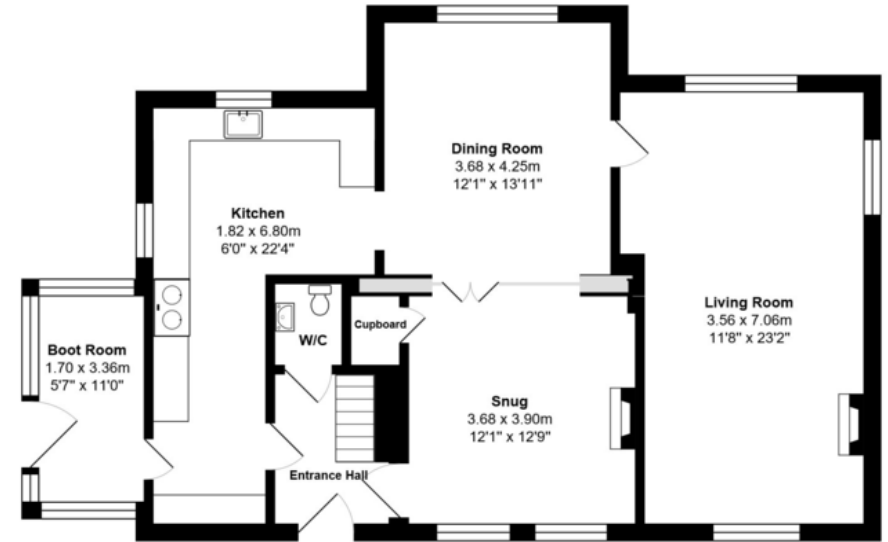
## Directions

From Painswick turn into Edge Road, located opposite the church gate, and continue to proceed carefully down the hill. The property can be found on the right hand side of the road opposite the green just as you begin to climb back up the hill. Sat nav postcode GL6 6NE.

**Local Authority** Stroud District Council

**Council Tax** Band G £2,862

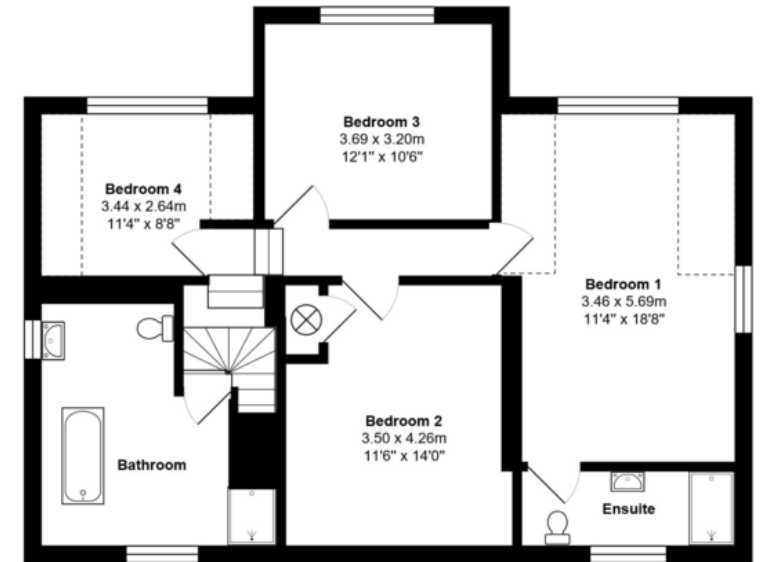




Not shown in actual location

Total Area: 197.9 m<sup>2</sup> ... 2130 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		82
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	39	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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