

## **Beehive Cottage, Shortwood** Gloucestershire, GL6 0SH



Grade II listed four bedroom character cottage | Living room with feature fireplace  
Dining room with Inglenook fireplace | Period features throughout  
Off road parking | EPC N/A

**Guide price £525,000**

# Beehive Cottage, Shortwood

## Gloucestershire, GL6 0SH



4 Bedrooms



1 Bathrooms



2 Receptions

Situated a short walk from the centre of Nailsworth is this stunning Grade II listed character cottage offering a wealth of original period features and charm throughout. This beautiful property is spacious and features include solid wood flooring, exposed timbers, wood burning stoves, a workshop/utility room and cellar.

Entrance to the house is into the dining room where you will find an inglenook fireplace and original window seat with views to the courtyard and garden. Access to the workshop area is through the inglenook which also gives you access to the utility area and downstairs cloakroom.

The kitchen is located off the dining room, where there is a range cooker, hand built units and Belfast sink and window seat. The floor in the dining room and kitchen is made from limestone and has underfloor heating. Again, leading from the dining room is the sitting room with feature fireplace and multi fuel burner, original oak flooring and a window seat with the original wooden surround.

On the first floor, the landing area can be used as a study, second bedroom or guest area. The family bathroom with rolltop bath and wooden floor is a few steps up off this room, with another bedroom off the other side. This bedroom has a double aspect, with antique basin and access to a dressing area. On the second floor there is a stunning loft bedroom also the fourth bedroom.

Outside, the property benefits from off road parking, a paved patio, a delightful terraced cottage style garden with mature fruit trees and valley views.

### Amenities

Located a short walk from the vibrant town of Nailsworth, this property is in a quiet hillside location with countryside views.

In the town itself there is a supermarket, delicatessens including Williams Fish Market and Food Hall plus a



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wonderfully diverse selection of boutiques and shops. The town also offers a post office, butchers', grocery shops, doctors, dentists and a public library. There are plenty of leisure activities on offer too including a new leisure centre with members' club, golf courses, riding stables, bowls club, extensive countryside walks, gliding and polo clubs.

Locally there are a number of highly regarded private schools including Beaudesert and Wycliffe College as well as good public sector schools including a sought after girls and boys grammar schools.

Nailsworth has convenient road links to all main cities, towns and rail links in the area including Stroud's mainline train station that is approximately 5 miles away and offers an 80 minute (approx.) rail journey to Paddington. Less than 7 miles away is the larger market town of Tetbury well known for its antique shops and hotels plus its close proximity to the royal estates of Highgrove and Gatcombe Park as well as the world famous Westonbirt Arboretum.

### **Directions**

From our offices in Nailsworth, take the first exit from the roundabout into Spring Hill and then immediately left into Old Market. At Cossack Square take the Horsley Road to the left of The Britannia. Follow this road and take the right hand fork into Pike Lane and then into Shortwood Road. Stay on this road for a further half a mile and the property can be found on the right hand side as indicated by our board.

### **Services & Tenure**

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

### **Local Authority**

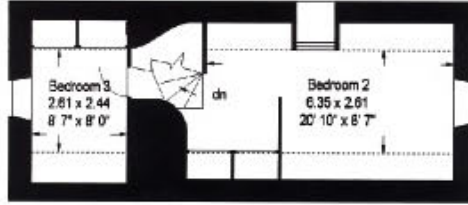
Stroud District Council

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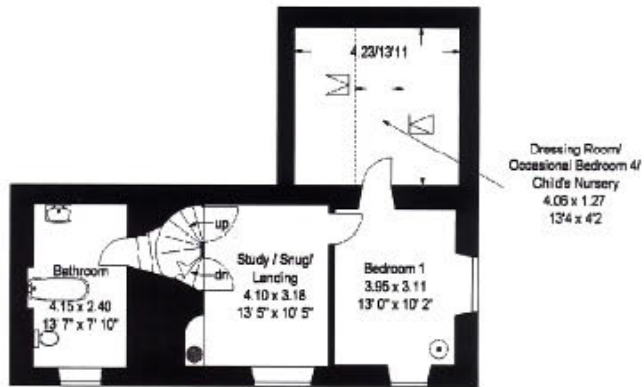




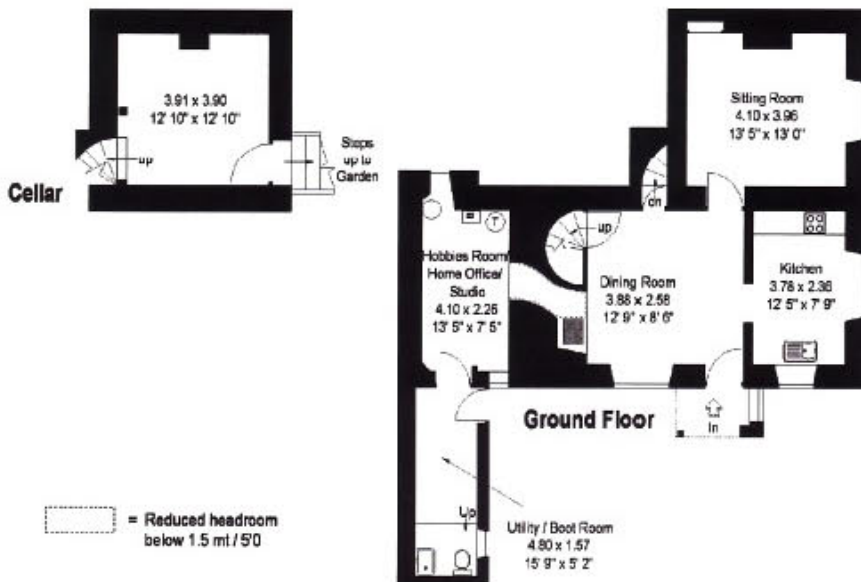




**Second Floor**



**First Floor**



= Reduced headroom below 1.5m / 5'0"

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