

# HUNTERS<sup>®</sup>

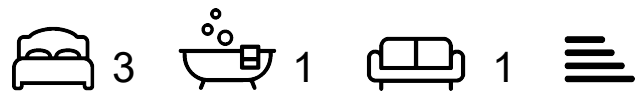
HERE TO GET *you* THERE



## 2 Old Yew Tree Cottage, Pitt Court

North Nibley, Dursley, GL11 6EB

£410,000



Council Tax: C



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## Sitting Room

15'11 x 14'8 (4.85m x 4.47m)

Via wood and part glazed door, window to front aspect with deep cill and stunning countryside views, electric wall heater, multi fuel stove on hearth with stone surround and wood mantle, wood flooring, window to rear aspect with deep cill, exposed beams, door to;

## Fitted Kitchen

13' x 6'10 (3.96m x 2.08m)

Window to rear with deep cill, range of bespoke kitchen units with granite work-surfaces, wood flooring, space for washing machine, integral dishwasher, one and a half bowl sink unit with mixer tap, spaces for fridge and freezer (by negotiation), larder cupboard, stable door to;

## Garden Room

14'8 x 8' (4.47m x 2.44m)

With windows overlooking the garden with countryside views, glass roof, wood flooring, electric wall heater, door to garden.

## Landing Area

Window to rear aspect with deep cill and beautiful views, airing cupboard, electric wall heater, exposed beams, doors to;

## Bedroom Two

13' x 8' (3.96m x 2.44m)

Window to front aspect with deep cill, beautiful panoramic views, range of fitted wardrobes, electric wall heater.

## Bathroom

Window to rear aspect with deep cill, countryside

views, wc, bath, wash hand basin set in unit, shower cubicle, shaver point, wood flooring.

## Bedroom Three

8'5 x 7'10 (2.57m x 2.39m)

Window to rear aspect with deep cill, beautiful views, electric wall heater.

## Main Bedroom

22'10 x 16'10 (6.96m x 5.13m)

A beautiful room with vaulted ceiling exposed timbers, dual aspect window both with panoramic views, two electric wall heaters.

## Front Garden

Overlooking countryside with shingle driveway with parking for several cars, wood store and shed.

## Rear Garden

A well established and beautifully maintained rear garden with countryside views. The garden has a patio area, feature low walling, path leading down the garden which has an abundance of plants, trees and shrubs, including plum, cherry, apple, ornamental Prunus tree and raised vegetable beds. There is also a useful stone built out-building 'The Old Cider Shed' with power and light.

2 Old Yew Tree Cottage is a delightful Grade II Listed period property nestled in the Pitt Court area of North Nibley, surrounded by stunning countryside views. Dating back to circa 17th Century, the property has been well maintained by its current vendors and now comprises; sitting room/dining room with multi-fuel stove, fitted kitchen with granite work-surfaces giving access to the garden room overlooking the established rear garden with countryside views. The first floor comprises; two bedrooms and family bathroom all with countryside views. The second floor has the main bedroom which is a fantastic space with vaulted ceiling with exposed beams and panoramic views across the escarpment. Outside the property has driveway parking for several cars to the front with a beautifully maintained rear garden with an abundance of plants, trees and shrubs and a useful stone built outbuilding with power and light.

- Grade II Listed Period Property
- Sought After Village Location
- Stunning Countryside Views
- Fitted Kitchen and Garden Room
- Sitting Room/Dining Room
- Fantastic Main Bedroom with Panoramic Views
- Two Further Bedrooms and Bathroom
- Parking for Several Cars
- Well Established Rear Garden with Stone Built Out-Building



## Road Map



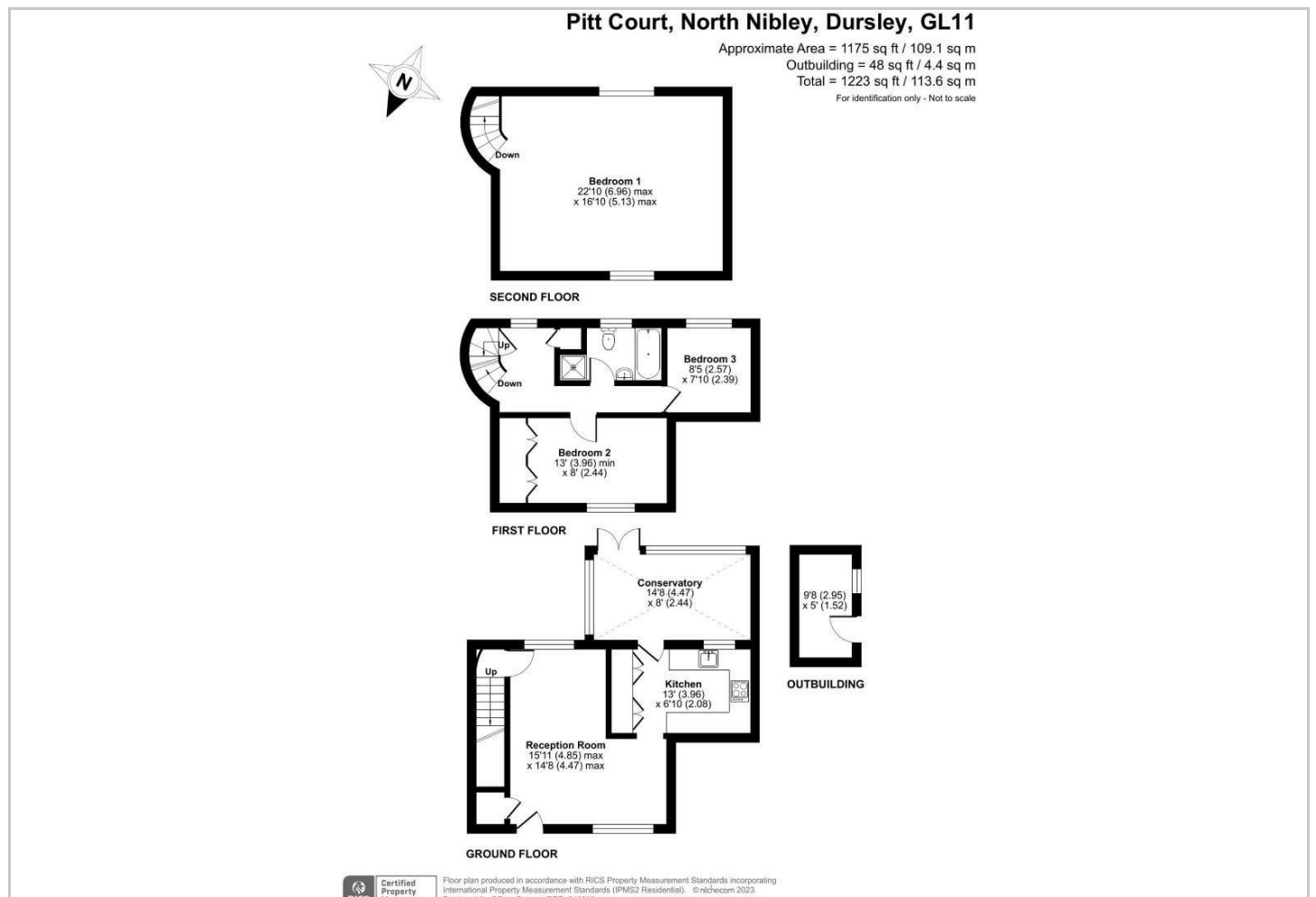
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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