



Bath Road, Stonehouse, Gloucestershire, GL10 2JS

Guide Price £575,000

HUNTERS[®]
EXCLUSIVE



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Hunters Stroud are delighted to offer for sale this unique opportunity to acquire this prominent hairdressing/barbers business with a residential 3 bedroom detached house with garden and parking. The business has been trading for 37 years (Accounts available to interested parties). The salon space will also lend itself to many other commercial businesses. Internally: The property briefly comprises; To the ground floor: An entrance hallway with lounge to the left boasting charm and character and dining room to the rear which opens into a good sized kitchen breakfast room overlooking the rear garden. Also to the ground floor to the right of the house a downstairs cloak room, utility room and door leading into the salon. To the first floor, there are 3 bedrooms accessed off of a light and bright landing and a good sized bathroom/shower room to the rear with a 5 piece suite. The garden is laid to patio and grassed areas with a useful workshop to the rear. Parking for the property, can be found to the front and to the rear providing in total parking for 3 to 4 cars. Viewings are strictly by appointment only.





Amenities

Stonehouse facilities include a Post Office, Supermarket, Primary & Secondary Schools, Public Houses & a variety of other shopping facilities. Wycliffe College & the Wycliffe Junior School are private schools which cater for all ages. The main line railway station provides local services to Gloucester, Cheltenham & Stroud as well as Intercity trains to London (Paddington). Open countryside & the Cotswold Hills are close at hand whilst roads provide access to major local centres & the M5, 2.5 miles away, for those needing access to Bristol, the South West & the Midlands.

Directions

Located circa 3 miles from Stroud. Proceed out of Stroud onto the Cainscross Road, at the roundabout take the 2nd exit onto the Westward Road. Go past Frome Gardens and continue onto the Ebley Road. At the Horse Trough roundabout, take the 3rd exit onto the Bath Road. The property will become visible just after the Pearcroft Road turning on the right.

Entrance Hallway

Staircase with under stairs cupboard, Wi-Fi controlled electric heater, tiled floor, recessed lights.

Extended Sitting Room

17'0" x 11'9"

Wood burner to chimney breast, exposed stone wall feature, double glazed window to the front, original exposed beams, engineered oak flooring.



Dining Room

17'4" x 8'1"

Storage heater, recessed lights, wall lights, double glazed French doors to garden. Opening into the kitchen breakfast room.

Kitchen Breakfast Room

13'1" x 13'0"

Boasting a selection of medium oak wall and base units with worktops over, display cabinet, wine rack. Appliances to include a built-in electric double oven and grill, gas hob with extractor and light over. Plumbing for dishwasher, one and a half bowl sink, Integrated freezer, recessed lighting, tiled floor, exposed oak beams, opening to dining room, double glazed door to garden, door to inner lobby.

Lobby

Electric Wi-Fi controlled heater, tiled floor, door to WC, doors to utility room and to the shop.

WC

WC, wash basin, extractor, tiled floor.

Utility Room

6'7" x 6'7"

Wall and base units with worktops, stainless steel sink, tiled splash-back, plumbing for washing machine with space for tumble dryer on top. Double glazed back door and window to garden.



Shop

Front Salon

12'1" x 12'0"

Curtain heater, workstations, double glazed window and door. barber chairs.
Opening to middle salon area.

Middle Salon

12'0" x 10'8"

Workstations, electric heater, opening to wash area.

Salon Wash Area

11'2" x 8'7"

With 3 wash basins, shelves and cupboards.

Split Level landing

Double glazed window to the front, coving, access to a loft which is partly boarded and insulated. Storage heater, airing cupboard with hot water cylinder and shelves.

Master Bedroom

12'3" x 11'1"

Double glazed windows to the front, coving.



Bedroom 2

11'6" to alcove x 11'3"

Double glazed window to the front, fitted wardrobes and dresser with matching drawer units and high-level cupboards and shelves.

Bedroom 3

13'8" x 8'1"

Double glazed window to the rear, exposed floorboards, Wi-Fi controlled electric heater.

Bathroom

11'4" x 8'8"

Boasting a 5 piece bathroom suite, comprising a WC, panel bath with tiled splash back, shower cubicle, his and her wash basins with storage beneath, frosted double glazed window, Wi-Fi controlled electric heater, recessed and spot lighting, Karndean flooring.

Outside

Front Garden & Parking

A flint stone drive provides parking for one car with a hedge alongside and step leading to the front door of the property.



Further Parking

As well as the parking space to the front of the property, there are additional parking spaces to the rear of the garden for 2 to 3 cars.

Rear Garden

Adjacent to the property is a patio, outside light and side return leading to the front gate. A pathway continues along the rear of the house with outside power point and hot and cold water taps. A stepped pathway leads up to a lawn area with further paved area, shrubs and plants, power point and outside lighting. Stepping stones lead under a rose arbour to a workshop/store. The workshop 11'6" x 8'2" has two double glazed windows and a half glazed door, access to loft storage, light and power. To the rear of the garden is a plastic shed with double doors and metal gate leading to the main parking area.

Council Tax Band

Stonehouse Town Band C

Tenure

Freehold

Commercial & Residential EPC's

Commercial EPC Band C(71) <https://find-energy-certificate.service.gov.uk/energy-certificate/4540-5715-7075-0132-0827>

Residential EPC Band F(27) <https://find-energy-certificate.service.gov.uk/energy-certificate/2430-4108-1711-3460-6113>

Social Media

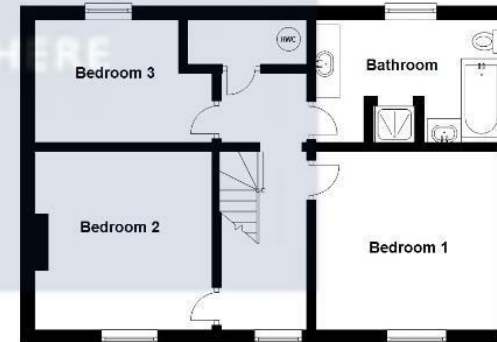
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

DISCLAIMER

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.

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Ground Floor



Total area: approx. 138.7 sq. metres (1493.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using Planity.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 764912 | Website: www.hunters.com

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