

STONELEIGH



STONELEIGH BUTTERROW HILL, BUTTERROW, STROUD, GL5 2LG

Guide price £185,000

Description

This is a charming semi-detached two bedroom cottage offering the most beautiful location with outstanding views from the front and side across the valley. The cottage is nestled on the hillside in the very popular Butterrow hamlet. A short walk down the hill and along the canal into Stroud and the station. We understand this property has been in one family for three generations, the property has been empty for sometime and requires complete modernisation.

Access is via a public footpath only with parking on the roadside, this is generally for all in this location as a hillside property.

Garden gate to the side leads to a rear outhouse and side entrance. On approach to the side entrance a cover and grid set within the path covers the cellar. Storm porch over entrance. Internally a small entrance hall with stairs directly in front to the first floor, doors to two reception rooms. To the front a good sized sitting room taking full advantage of the valley views with a fireplace and other period features. Dining room with views to the side also across the valley of a good size with further fireplace and gas fire inset. Door to cellar and opening to a kitchen.

A kitchen with view to the side in need of complete modernisation and door leading to the rear to a covered area that provides from a brick outhouse two coal stores and outside WC. All require modernising.

To the first floor a good sized landing with a lovely double bedroom to the front with wooden floorboards and delightful views and along the landing a further double bedroom with views to the side, both require re-decoration. To the rear currently a very large bathroom and window to the side,

Outside garden to the side and front, steps off the pathway lead up to a raised area of ground stretching to an elevated spot where you have fantastic views.

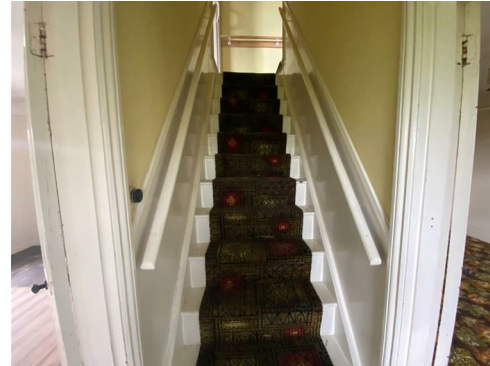
The cottage is attractive and located in such a beautiful position that allows with investment to be a beautiful home.

ANY PROSPECTIVE BUYER NEEDS TO HAVE A LARGE DEPOSIT OR BE A CASH BUYER DUE TO THE AMOUNT OF WORK REQUIRED OT THE PROPERTY.

VIEWING BY APPOINTMENT ONLY ON 1ST JUNE 2024

- A fantastic opportunity to make a great home, in need of complete modernisation.
- We feel suitable buyers would need to be cash buyers due to the works required
- Two receptions and limited kitchen
- Cellar with internal stairs and attached outhouse
- Pedestrian access and parking on the road

- VIEWING BY APPOINTMENT 1ST JUNE 2024 WE HAVE A FULL BUILDING SURVEY ON FILE
- Semi detached period cottage elevated position
- Two double bedrooms and bathroom upstairs
- Amazing views across the valley
- Elevated garden with fantastic views





Location & Amenities

A delightful location elevated on Butterrow Hill a short walk from the historic Thames and Severn canal on the south eastern approach to Stroud. Fantastic walks along the waterside for miles and up Butterrow and nearby Rodborough common. You can take full advantage of all Stroud has to offer. A short walk or cycle from the property to the town and railway. The meeting point of five valleys, the historic town of Stroud is a well-known centre for arts and crafts. The well-known weekly Farmers Market voted the best in the country and the newly completed indoor Five Valleys shopping centre; An annual textile festival is held in the town as well as various exhibitions at the Subscription Rooms and at The Museum in the Park. A wealth of local pubs and restaurants and the very well regarded Stroud brewery offering great social events with ethical and organic beer has become a very cherished landmark in Stroud. Stroud has two state Grammar Schools, for boys and girls, and Archway School, a mixed Comprehensive Secondary School. Nearby are several Independent Schools such as Beaudesert Park School in Minchinhampton, Wycliffe College in Stonehouse and the prestigious Cheltenham College and Cheltenham Ladies College are approximately 30 minutes away. Stroud has good transport links with London Paddington by train and Bath and Bristol by car.

Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band C and EPC rating D

Directions

From the central island by Waitrose in Stroud, turn right onto A419 London road and follow a short distance, passing the petrol station on the right and continue to a set of traffic lights. Turn right onto Butterrow Hill, passing Eagle Mill Close on your right and over the bridge and follow up the hill over the railway line onto Butterrow Hill. You will see the property located on the right after a short distance as denoted by our for sale board.





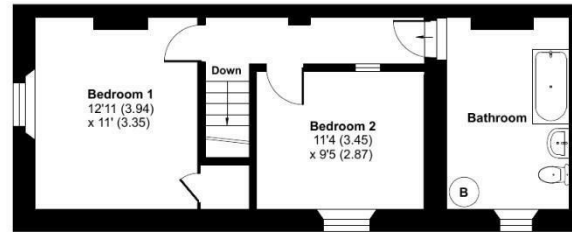
Butterrow Hill, Stroud, GL5

Approximate Area = 1134 sq ft / 105.3 sq m (excludes Lean to)

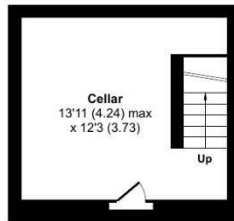
Store, Shed & WC = 58 sq ft / 5.4 sq m

Total = 1192 sq ft / 111.2 sq m

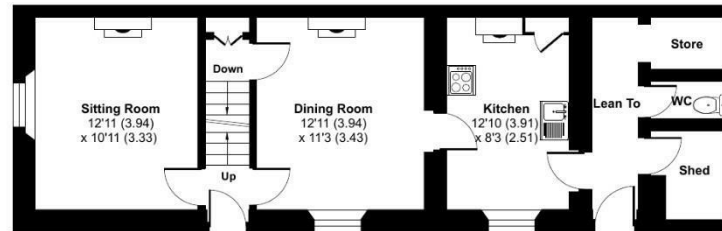
For identification only - Not to scale



FIRST FLOOR



CELLAR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1115960

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