



ESTATE AGENTS  
OF  
GLOUCESTERSHIRE







# THE QUOIN, HAY HEDGE LANE, BISLEY, STROUD, GL6 7AN

## The Property

The Quoin a stunning attached barn set within an enclave of period buildings that have all been sympathetically restored in Cotswold stone to an exceptionally high standard in 1980's. The property perfectly combines period features with modern living and is beautifully presented throughout. Situated on the fringes of the charming village of Bisley the perfect location for walks in the countryside and with an ease of access to Stroud, Cheltenham and Cirencester.

As you approach the cottage a five-bar gate leads into an enclosed garden and offers a parking space within the garden. Complimented by integral garage with electric roller door.

To the front a delightful open porch with Cotswold stone tiles to the roof which also continues to the barn a charming backdrop to this property. You are greeted by a stable door. Internally a useful Utility/boot room open to the garage with door leading into the kitchen. Window to the front, plumbing for washing machine and space for further appliances, the washing machine and fridge/freezer will be staying. Also, a wall mounted boiler and electric door to the front with a door leading into the kitchen.

A lovely, fitted kitchen offers a wealth of base and wall mounted cabinets in cream complimented by wooden work tops, built in double electric oven, gas hob, extractor, free standing dresser. Having a wealth of natural light with window overlooking the garden and Belfast sink inset, tiled flooring throughout, glass door to garden room and door to enclosed staircase. Step down into Sitting/dining room.

Garden room with wall-to-wall windows to the side and glass roof an ideal space to sit and relax with door opening to side porch. The area is enclosed, ideal space to hang washing on a wet day and an ideal space to store logs. A wooden gate opens to small area which looks out on to the open fields and across the village.

Steps lead down from the kitchen into a wonderful reception providing open plan sitting and dining area. The dining area provides space at ease for a six-seater table and chairs complimented by dresser style cabinets in a soft grey, perfect to store the best china. Opening to the sitting room with inglenook fireplace with log burner inset taking centre stage with exposed stonework. A true welcoming site on a cold wet afternoon or winters evening. A wealth of glass with French doors inset provide a view to the garden and ease of access for entertaining. Stairs rise to the first floor with door leading to the study & shower room.

Study what a delight a lovely space with views to the garden, having a lovely feature wall with a wealth of light an ideal place to sit and read or great hobby room door to shower room. Shower room with free standing shower cubicle vanity unit and low flush WC.

From the sitting room stairs lead to the first-floor open landing with under eaves storage and Velux window offering a wealth of natural light, with doors to bedroom one and cloakroom.

Bedroom one open to the eaves with exposed beams and two Velux windows, this is a delightful room. Complementd by a cloakroom with built in vanity storage cupboards and wash basin inset and low-level WC.

Enclosed Staircase from the kitchen provides access to Bedroom two. A double room open to the eaves with a stunning oriel window and Velux window, the character of the barn is maintained by the beams in the room and wooden doors allow access to under eaves storage.

This really is a delightful property with a wealth of character and natural features set in the desirable Cotswold village of Bisley.

### AGENTS NOTE

This property is being marketed for sale on behalf of a deceased estate, therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property. Any information provided is provided without liability for any reliance placed on it and the executors are acting without personal liability. We as the estate agent have been given limited information, so are unable to verify heating, electric and water









# Outside

## Garden

The Enclosed garden with power can be accessed from the French doors in the sitting room leading on to a paved terrace, designed with an ease of maintenance.

Space for garden table, chairs and sun loungers.

Having a pergola and summer house with power, providing a perfect entertaining space.

A dry stone wall back drop creates a natural divide from the garden to the front porch and block paved parking area with access via a five bar gate

The parking space for the property is within the paved garden beyond the five bar gate



## 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 E and EPC rating E







## Location

The village of Bisley is a pretty example of a traditional Cotswold village with a wealth of period Cotswold stone buildings at its centre. Bisley is a small, pretty, very friendly active idyllic Cotswold village within the largest conservation area of outstanding natural beauty in England. Many of the properties are made from traditional stonework set in rolling hills of Woodland and flower adorned fields.

There are two old pubs, The Bear Inn and The Stirrup Cup each with unique charm and fare. At the hub of the village is the village shop and post office. The village has two historic churches, Catholic St Mary of All Angels and C of E Parish Church All Saints.

Stroud nearby has a selection of state and grammar schools, Archway, Stroud High School and Marling to name a few. Primary schools nearby are Bisley C of E and Bisley Blue Coat.

Stroud has great transport links via Train to London Paddington and surrounding. As well as the well regarded weekly farmers market and town centre with a selection of supermarkets.



## Directions

From Dr Newtons Way up to the roundabout where Waitrose is on the left, turn left at the roundabout onto London Road. Follow this road towards town centre until at the mini roundabout you have The Brunel Mall on your left, turn right and follow up the hill on Cornhill passing the Police Station on the left. Continue along this road which becomes Parliament Street which then becomes Bisley Old Road. Continue to follow out of the town towards Bisley for some 3 miles. Then take a left off of Bisley road and then take a right onto Cheltenham Rd. Continue on Cheltenham Rd and then take a left onto Hayhedge Lane. After a very short distance turn left on the private driveway owned by neighbouring properties where vehicular access leads directly up to the property as denoted by our for sale board.





## Hay Hedge Lane, Bisley, Stroud, GL6

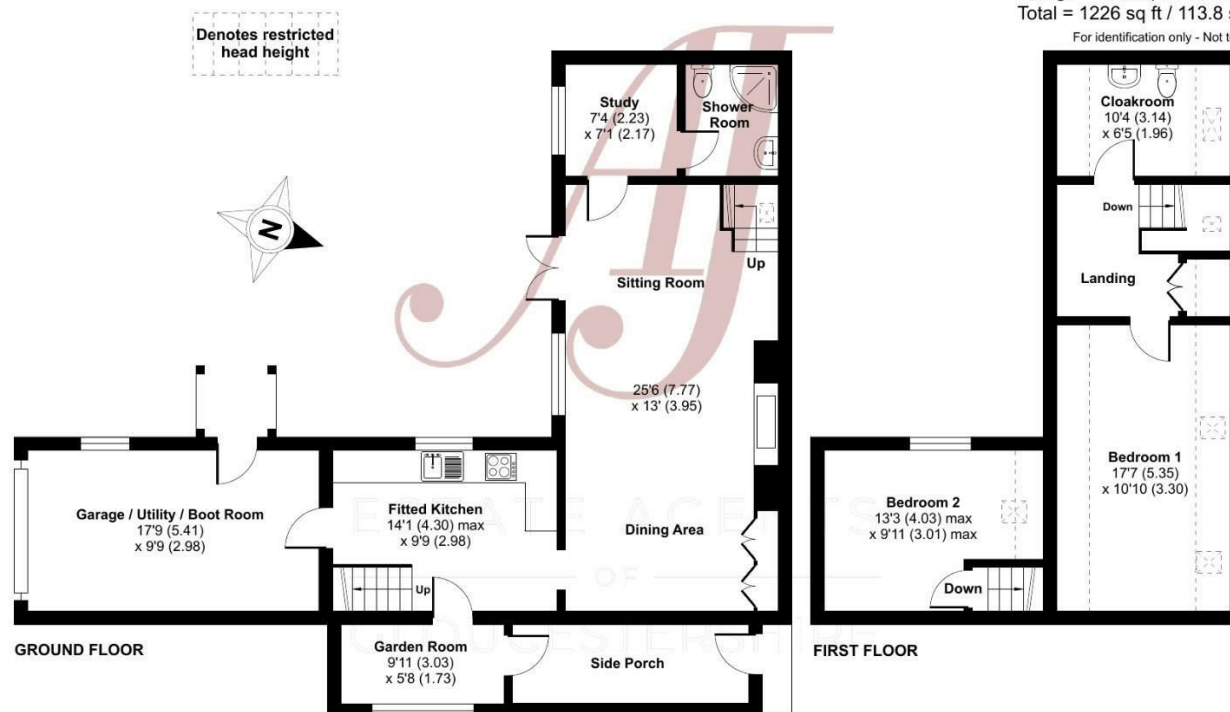
Approximate Area = 942 sq ft / 87.5 sq m (excludes garden room)

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1226 sq ft / 113.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for AJ Estate Agents of Gloucestershire. REF: 1235359

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>42</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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