



R B WALTERS
ESTATE AGENTS



*Black Rabbitt Cottage, Framilode,
Gloucestershire, GL2 7LH.*

£425,000

Nestled in an idyllic position with views of the river to the front and sweeping countryside to the rear, this beautifully presented period cottage combines charm and character with a contemporary finish.

Offering generous off-road parking and a versatile workshop, it is an exceptional home in a truly special setting. The current owners have sympathetically enhanced the property to create a stylish, light and airy interior.

The layout offers flexible accommodation – three bedrooms if required, or two bedrooms with additional reception space, as the owners currently enjoy. The front door opens into a welcoming entrance lobby which leads to the dining room (or sitting room if used as a three-bedroom home), complete with a feature wood-burning stove. To the rear, the impressive kitchen/breakfast room provides extensive cupboard and worktop space and enjoys direct access to the garden via a stable door. Upstairs, the first floor is home to a breathtaking vaulted room with a wood-burning stove and bi-fold doors opening onto a balcony. Currently used as the main living space, this versatile room could equally serve as a spectacular bedroom, offering floor-to-ceiling countryside views. Also on this floor is a further double bedroom with en-suite shower room overlooking the river, alongside a family bathroom. The second floor provides another generous double bedroom.

Outside, the rear garden is enclosed and private, with a gravelled parking area for several vehicles. The property also benefits from a useful workshop with power and light, perfect for hobbies, storage, or home working.

Services

Oil Fired Central Heating, Electric, Mains Water, Private Treatment Plant, Broadband Available.

Entrance Lobby

Living Room

12' 0" x 11' 6" (3.65m x 3.50m)

Kitchen/Breakfast Room

20' 7" x 12' 0" (6.27m x 3.65m)

First Floor Landing

Living Room/Bedroom

13' 10" x 12' 3" (4.21m x 3.73m)

Balcony

11' 6" x 3' 6" (3.50m x 1.07m)

Bedroom

13' 10" x 8' 10" (4.21m x 2.69m)

Ensuite

6' 0" x 2' 11" (1.83m x 0.89m)





Bathroom

6' 3" x 6' 0" (1.90m x 1.83m)

Second Floor Landing

Bedroom

14' 5" x 13' 10" (4.39m x 4.21m)

Outside

Driveway Parking for Several Cars

Rear Garden

Workshop

15' 7" x 15' 7" (4.75m x 4.75m)





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

978 ft²
90.8 m²

Balconies and terraces

41 ft²
3.8 m²

Reduced headroom

67 ft²
6.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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