

# FORD LOVEDAY

ESTATE AGENCY



Oakridge Lynch, Stroud



# Lyday Cottage Oakridge Lynch, Stroud, GL6 7NU

Asking price £750,000

## DESCRIPTION

Lyday Cottage is a beautifully presented, detached Cotswold stone cottage that forms part of the Lyday Close, an idyllic and historic setting of thatched cottages, Cotswold stone walls and lawns. It has the tremendous bonus of a Studio Annexe currently used as a very successful and popular Airbnb retreat. The property has been refurbished inside and outside creating an immediate welcoming home that stands out by its exposed beams, flush casement windows and barn doors throughout giving a period quality.

On entering through the beautiful entrance porch door, French doors lead to the downstairs of the property and directly into the kitchen that is fitted well with shaker style units, granite worktops, a range style cooker and woodburning stove. A large dining room is off to the left and gives access through a patio door to a gravelled outside seating area, that is one of several very pretty areas to enjoy the sun from morning coffee to the quintessential evening Gin & Tonic. From here steps lead to the gardens. The sitting room is off to the right with a red brick fire surround, woodburning stove and open staircase to the upstairs. Off of the kitchen is a utility room, shower room and stable door that leads to the Studio Annexe, patio and steps also leading to the garden areas.

Upstairs there are four bedrooms, three of which are large doubles, one currently used as a guest lounge to keep harmony when relatives and children descend and one as a much-needed laundry/sewing room. There is an inner hall, currently used as a dressing area, and the main bathroom has a roll top bath and separate shower enclosure.

All doors and windows are double glazed.

## OUTSIDE

Outside the well-insulated Annexe has a separate entrance of French doors, a seating area, parking and contains a large double bedroom, ensuite shower room and larder. It currently brings in a passive yield of approximately £7,500 per year with just weekend hospitality due to other commitments. The gardens are typically wild flowers giving a cottage feeling providing a safe haven for numerous birds, butterflies and bees. The views across the valley can be enjoyed from the gardens tiered presentation. There is parking for several vehicles and a footpath leads from and surrounds the boundary of the property

## LOCATION

The charming elevated Cotswold village of Oakridge Lynch is forever popular and is positioned between Cirencester and Stroud. This friendly and welcoming community enjoys the benefits of the Oakridge Parochial Primary School, St Bartholomew's Church, Ollie's shop/post office and The Butchers Arms local pub which is popular for its real ales and Sunday roasts. There is also a village hall, well supported cricket club and a vast variety of clubs and associations.

Oakridge Lynch attracts walkers, ramblers, cyclists and horse riders. Neighbouring villages of Eastcombe, Bisley, Frampton Mansell, Franch Lynch and Sapperton are popular destinations, walkable for their pubs.

The general area offers excellent educational opportunities with grammar schools available for girls, boys and co-educational in Stroud, Gloucester and Cheltenham. Local Secondary Schools are also in Stroud, Cirencester and Eastcombe. Kemble train station offers direct rail links to London Paddington which takes around 1 hour, 15 minutes.







- BEAUTIFULLY PRESENTED
- STUDIO ANNEXE
- RENTAL INCOME
- PEACEFUL LOCATION
- PLENTY OF PARKING
- COTSWOLD STONE COTTAGE
- DETACHED
- FOUR/FIVE BEDROOMS
- COMMUTER LINKS
- LOVELY GARDEN



#### **DIRECTIONS**

Leaving Bisley, travel south on the High Street and continue onto Holloway Road, turning left for Oakridge Lynch onto Limekiln Lane. On reaching Oakridge Lynch at the small crossroads, travel downhill on Farm Lane and take the 2nd right after the War Memorial. There is a large PRIVATE ROAD sign on the tree as you enter the small private lane, continuing to the property at the dead end on the right.

#### **GENERAL INFORMATION**

General Information: Tenure: Freehold.

Services: Believed to be mains water and electricity. Private drainage by Septic Tank, managed and housed at Lyday House being the main thatched cottage at Lyday Close. LPG is at the property, there is no mains gas in the village; either LPG or Oil.

Gigaclear Ultrafast 500 with Smart WiFi

Postcode: GL6 7NU.

Viewing: Strictly by appointment through Ford Loveday Estate Agency.

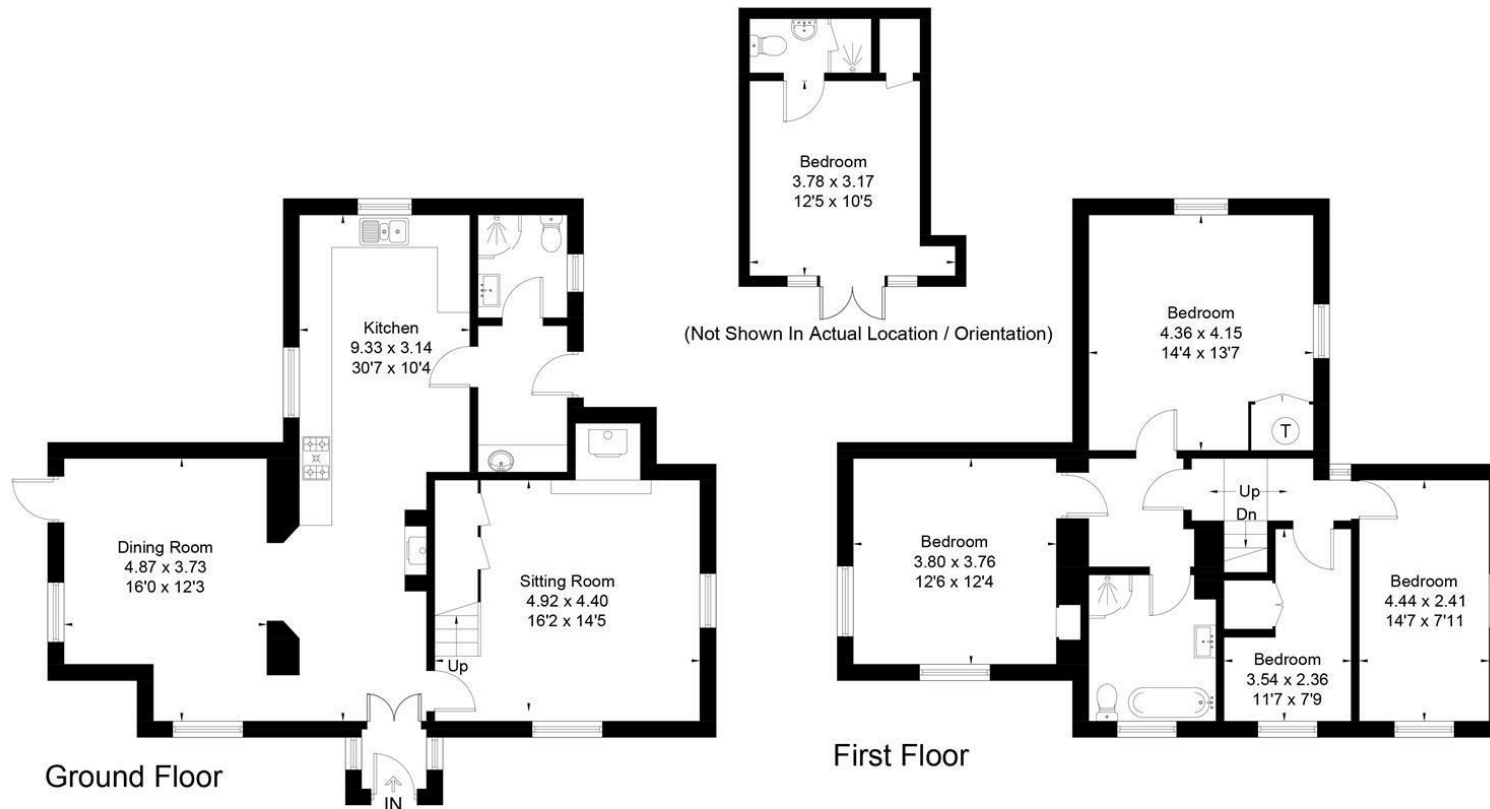
Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band F. EPC F. Lyday Cottage is an Area Of Outstanding Natural Beauty.

AONB



Approximate Floor Area = 149.5 sq m / 1609 sq ft  
Outbuilding = 15.3 sq m / 165 sq ft  
Total = 164.8 sq m / 1774 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70023

T: 01453 758207

E: sales@fordloveday.co.uk

[www.fordloveday.co.uk](http://www.fordloveday.co.uk)

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