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The Old Coach House, Adey's Lane, Wotton-under-Edge, GL12 7LY

An outstanding and substantial property with a panoramic outlook across Wotton-under-Edge and the Gloucestershire countryside beyond.

The Old Coach House occupies a superb position set along a peaceful single-track lane on the outskirts of the historic market town of Wotton-under-Edge, yet within walking distance of Long Street and its cafes, independent shops and eateries. Once the original coaching house for neighbouring Under the Hill House, the property was first converted to a residential dwelling in the 1950's and bought by the current owners in 2011. As it stands today, the property has been thoughtfully and extensively extended and improved during the current ownership and spans to an impressive 5700sq.ft. The work undertaken has provided accommodation built and designed as a principle dwelling with an adjoining three-bedroom annexe, but the property will easily work as one home should a new owner wish. The accommodation has been updated to an excellent specification throughout with sustainability in mind, incorporating the very best eco and environmental credentials.

The main property is entered via a spacious hallway which has an open fireplace to one side and is finished with a solid elm floor which seamlessly flows throughout the majority of the ground floor. The hallway leads into the main living space to one side and kitchen to the other. The living space sits within a full length, bespoke, green oak framed and glass structure along one side of the property and wraps around into part of the two-storey area of the house. This 'L' shaped space combines sitting areas, dining space and a study area with bespoke cabinetry. There is a large chimney breast with a Nordpeis wood burner inset that takes centre stage, plus two sets of French doors opening onto the front and side of the property allowing all areas of the room to enjoy a pleasant view out to the gardens. Double doors to one end of the room flow into the semi-open plan kitchen and breakfast room. A flagstone floor runs throughout this space and there are two further sets of French doors into the gardens, one set that sits within a further oak framed extension. The kitchen is towards the front of the house and has a wonderful outlook towards the Tabernacle and across the town. There is a beautiful selection of handmade cabinets fitted throughout and finished in a rare metamorphosised silicate worktop, as well as a central island finished in a solid wooden top. Integrated appliances include two Neff ovens; one combining a microwave and a warming drawer, along with a large, combined induction and gas hob. At one end of the room is the old chimney housing a three-oven Everhot electric cooker and two integrated Neff ovens that sits to one side and a boiling water tap fitted. Completing the ground floor accommodation of the main house is a rear lobby that has access to a utility room and cupboards providing great storage, along with a ground floor bedroom and shower room accessed from the secondary front hall.



Within the centre of the ground floor is an inner hallway with an adjacent cloakroom as well as stairs that rise to the first-floor landing. Reaching the top of the stairs showcases the most fantastic view toward St Marys tower with the southerly facing views as the backdrop. The owners have really captured this outlook with the magnificent sedum roof where a small roof terrace has been set to sit and enjoy the sweeping, elevated views. There are four well-proportioned double bedrooms set around the landing, with two connected by a 'Jack and Jill' bathroom and a further shower room sits between the other two bedrooms.

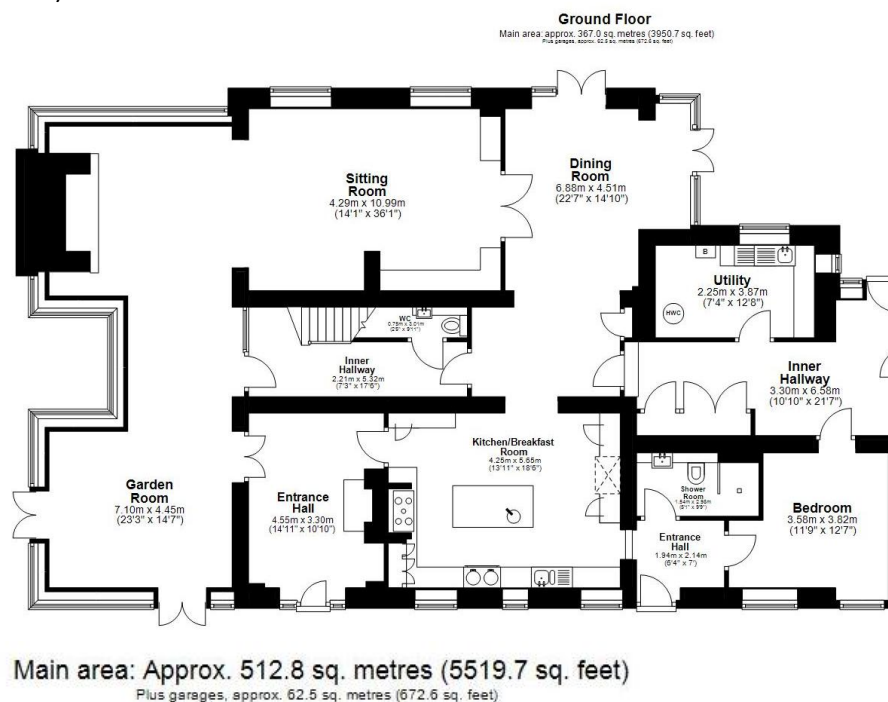
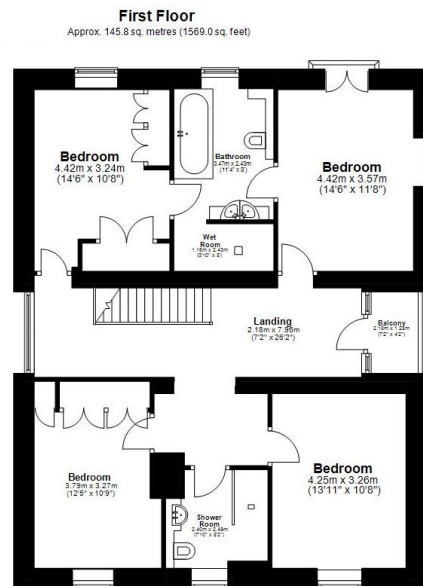
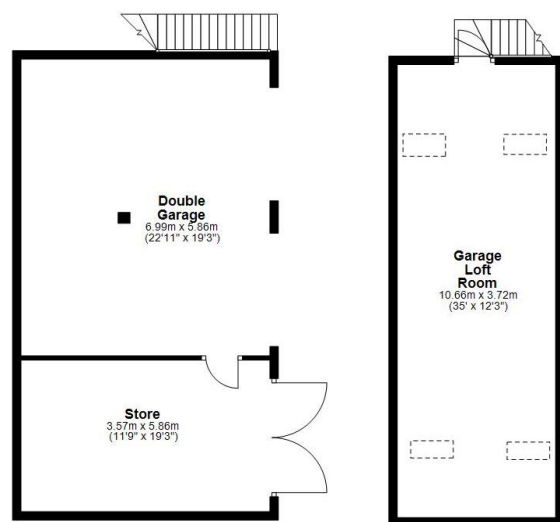
Connected to the house via a long corridor lined with built-in cupboards the rear lobby leads to the adjoining 'Cottage' which is a later addition constructed during the 2011 improvements. This is a fantastic space offering a plethora of different uses such as to enable relatives to live independently alongside a family, or to use as an extra income stream as a holiday rental or let. The accommodation features three double bedrooms, a stylish bathroom, a fully fitted kitchen with space for a dining table and finally a sitting room with two sets of French doors opening out over an independent garden.



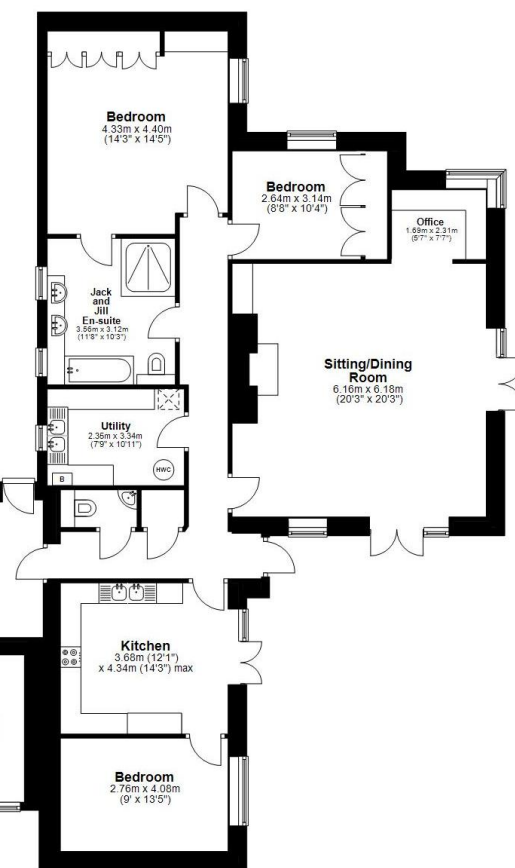
The secluded grounds in total reach to just over three quarters of an acre and are made up of mature gardens accompanying each side of the property. The property is approached through an electrically operated five bar gate onto a private gravel driveway which sweeps in front of the house ahead of a detached oak framed building that incorporates a garage and two covered parking bays with a spacious room above. The established gardens sweep around the whole property and have currently been separated into two areas for the main house and cottage. Both gardens enjoy various flagstone patio terraces, and a selection of mature and well stocked borders filled with herbaceous plants and shrubs. The views across the town can be captured from many parts of the gardens.

The property is connected to mains services of gas, electricity, water and drainage. There are also solar hot water panels installed along the sedum roof, that allow the property to generate and use independent power.

The property is freehold. Council tax band G (Stroud District Council).



Guide Price
£1,800,000



Main area: Approx. 512.8 sq. metres (5519.7 sq. feet)
Plus garages, approx. 62.5 sq. metres (672.6 sq. feet)

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