



3 Bedroom
Cottage
located in
Painswick

£1,750 PCM

Pear Tree Cottage
Vicarage Street
Painswick
GL6 6XS



Victoria Allman
lettings

- Beautifully presented period cottage with panoramic views
- Located in popular Vicarage Street
- Open plan kitchen/diner with log burner
- 3 bedrooms
- Landscaped sunny gardens
- Walking distance to village centre
- Council tax Band D £2,323 pa
- EPC Rating E



3



1



1



E

SUMMARY

Nestled in the charming village of Painswick, Pear Tree Cottage is a delightful period cottage that perfectly blends character with modern living.

Painswick is renowned for its picturesque surroundings and vibrant community, making it an ideal location for those seeking a tranquil lifestyle. With its quaint streets and stunning countryside views, this cottage is not just a home, but a gateway to the beauty of the Cotswolds.



PROPERTY OVERVIEW

Tucked away on popular Vicarage Street, the steps leading up to the cottage give Pear Tree Cottage it's own 'hide away' charm. With magnificent, south-facing views over the Painswick valley and just a short walk from the heart of the village, this charming and characterful accommodation extends in all to 974 square feet spanning over three floors with a pleasant outlook from each storey.

On the ground floor, there is a well-fitted kitchen/dining room equipped with integral appliances and featuring stone tiled flooring and a woodburning stove. Stairs lead up to the first floor living room which has lovely views out the front and a rear door accessing the rear garden. Also on the first floor, there is a recently updated bathroom with shower over bath and a bedroom. On the top floor there are two further double bedrooms with exposed timber beams and excellent views.

Pear Tree Cottage is accessed through a pedestrian gate off Vicarage Street with steps leading up to the cottage. The cottage has delightful gardens arranged to the front, rear and side benefitting from the sun all day. On street parking is easily available on Vicarage Street.

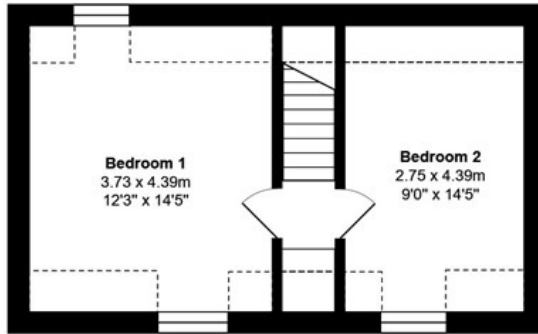
LOCATION

Known as 'Queen of the Cotswolds', Painswick is a beautiful village situated in the Cotswolds Area of Outstanding Natural Beauty. Along with the stunning 15th Century Church with its famous surrounding clipped yew trees, the village has a good range of shops, pubs and a hotel; for more comprehensive shopping and recreational amenities head to nearby Cheltenham, Cirencester and Stroud. There is a wide choice of excellent primary, secondary and grammar schools nearby; private schools include Cheltenham College, Cheltenham Ladies College, Beaudesert Park, and Wycliffe College.

Fast trains from Stroud reach London Paddington in as little as an hour and thirty five minutes and the M5 is about five miles to the east of Stroud giving good access to the West Country and Midlands, whilst the A417 is readily accessible linking the M4 & M5.



2nd Floor



1st Floor



Ground Floor



Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

DIRECTIONS

From the village centre, follow Bisley Street down and bear left onto Vicarage Street. Continue to follow the lane down the hill, pass the left hand turning to White Horse Lane, and locate the pedestrian gate to the property on the left hand side signed for Pear Tree Cottage next to the property Woodbury.

Postcode: GL6 6XS

What3Words:

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