



DARK LANE HOUSE

Dark Lane, Chalford, Stroud, Gloucestershire, GL6 8QD



A BEAUTIFUL COTSWOLD STONE PROPERTY WITH MIXED-USE RETAIL UNIT/STUDIO,
LARGE GARAGE BLOCK, DETACHED WORKSHOP, PARKING, AND PRETTY GARDENS.

Main house

Ground Floor: Entrance hall | Sitting room | Kitchen/breakfast/dining room | Utility/boot room | WC

First floor: Four double bedrooms | Shower room | Bathroom

Second floor: Principal bedroom with stand-alone bath and WC | Study area and lounge connecting door to retail unit

Retail unit

Ground floor: Front door roadside | Side door from Courtyard | Kitchen | Office | Shop space | WC

First floor: Door to external stairs | Large studio room above shop | Kitchen | WC | Door to connect to the second floor of the main house

Outside

Large double car garage | Two story workshop with single garage and studio above | Garden



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Postcode: GL68QD (Actually at the bottom of Dark Lane)

What Three Words: ///withdraw.faded.charing

Tenure: House and shop all on the same title /Freehold

Services: Mains gas, electricity, water and drainage. Water softener. The main house has a forced air EnviroVent ventilation system, and four wood burners. There is a sub meter for electricity in the shop. The shop on the ground floor has under-floor heating and air conditioning, with radiators upstairs.

Local authority: Stroud District Council

Council Tax Band: E

EPC: E

Guide Price: £1,100,000

Viewings: All viewings strictly by appointment only through the vendors’ sole selling agents, Knight Frank LLP.



THE PROPERTY

A Grade II listed property building in the popular, well-served village of Chalford, set in the Frome Valley just west of Cirencester and the eastern edge of Stroud in Gloucestershire. The main house is a beautiful five bedroom property with a wealth of character and well-proportioned and practical accommodation.

There is an impressive mixed-use retail and studio space that comprises a shop and a studio above, which can be adapted into two individual areas. The 18th-century building is located within the St. Mary's & Belvedere Conservation Area and sits within close proximity to many mill buildings of a similar era and the canals extensive walks. There is a garage that can hold two large vehicles. There is also a separate workshop/studio with further storage and a garage under, with the potential for further conversion into additional accommodation, subject to gaining the right permissions.





GARDENS AND GROUNDS

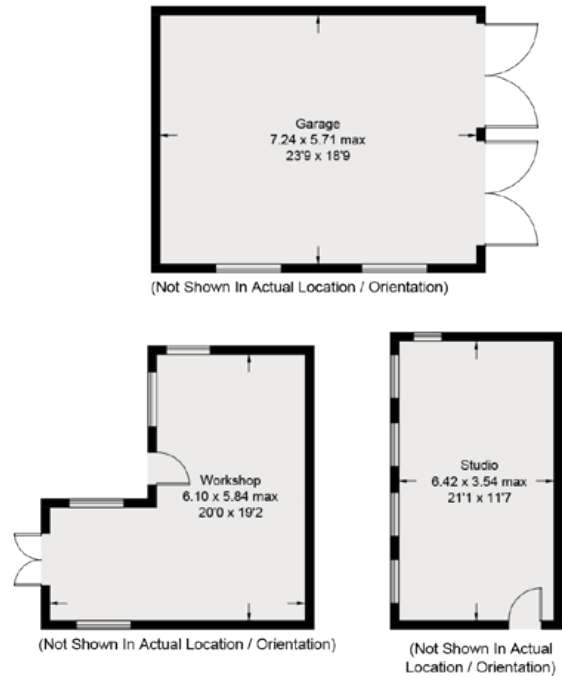
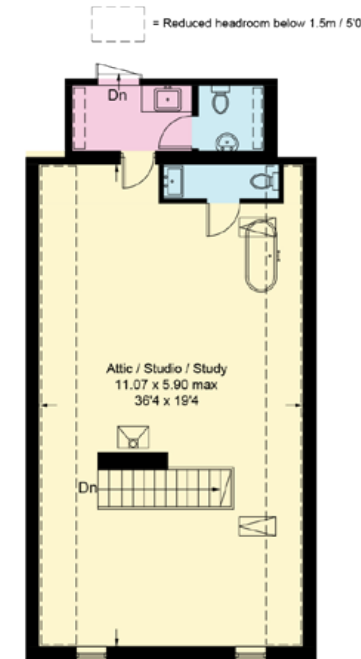
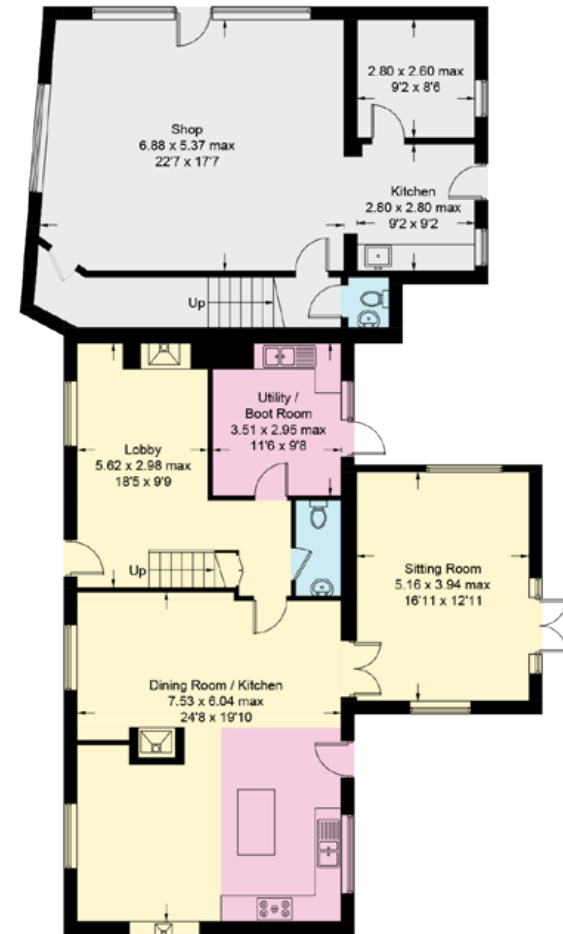
To the front is a pretty garden with wrought iron fencing and additional on-road parking. There are large double gates leading into an attractive paved courtyard with extensive parking. It also has an attractive terrace to the rear of the kitchen and living area, with a large lawned area surrounded by pretty shrubbed borders with a view over the neighbouring church and the Valley. There are three accesses to the studio/ retail space, including a door to the front. The workshop, shop and garaging sit off the courtyard.

SITUATION

There is an excellent selection of independent schools in the local area, including the highly regarded Beaudesert Park School. Scenic routes provide access to Cheltenham and Gloucester, while mainline railway stations at Stroud and Kemble offer direct links to London Paddington. Minchinhampton, Nailsworth and Tetbury offer a wide selection of unique shops, services and restaurants, including delicatessens, florists, craft shops and supermarkets. More extensive shopping and recreational facilities can be found in Stroud (Waitrose and a local famous farmers market on Saturdays), Cirencester (Waitrose), Tetbury and Cheltenham. It is a short walk to the local pub, the Old Neighbourhood Inn, the village shop and the Lavender Bake House, a renowned local Cafe. There are many local, well-regarded schools and a popular primary school. Thomas Keble Secondary School is a five-minute drive away. Schools in the area include Beaudesert Park, Wycliffe, Cheltenham Ladies’ College, Cheltenham College, Westonbirt, Marling and Pate’s Grammar schools, to name a few. There are excellent road and rail links. Junction 13 of the M5 is about 6 miles away, making Bristol and Birmingham accessible. Central London via the M4 is about 100 miles. Stroud Station is 4.4 miles away, and Kemble Train Station is about 10 miles away. Bristol International Airport is about 38 miles away. Minchinhampton Golf Club is 3 miles away and has three courses. Minchinhampton and Rodborough Common have excellent walks. Hunting with the Duke of Beaufort’s, VWH, Cotswold hunts and the Berkeley; polo at Cirencester and The Beaufort Polo Club; Racing at Cheltenham, Chepstow and Bath. Premiership Rugby at Gloucester and Bath.







Approximate Gross Internal Area = 278.4 sq m / 2997 sq ft
 Shop = 116.9 sq m / 1258 sq ft
 Outbuildings = 91.1 sq m / 980 sq ft
 Total = 486.4 sq m / 5235 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

Georgina Mason
01285 882 004
georgina.mason@knightfrank.com

Cirencester
One Market Place
GL7 2PE

knightfrank.co.uk

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