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Sales & Lettings

**Beulah Cottage, Bourne Lane, Brimscombe,
Stroud, Gloucestershire, GL5 2RH
Price £475,000**

Beulah Cottage, Bourne Lane, Brimscombe, Stroud, Gloucestershire, GL5 2RH

An Edwardian three/four bedroom detached cottage, occupying an elevated position, with beautiful countryside views to the front and backing onto open fields at the rear. Generous gardens, garage and parking. In need of refurbishment and updating.

The cottage offers versatile accommodation comprising:- Large hall with a cloaks cupboard, lounge-dining room with front and rear aspects, kitchen-breakfast room with a door giving access to a large conservator/sun room, bedroom 4/study, guest bedroom and bathroom on the ground floor. Two double bedrooms and a bathroom on the first floor. Externally, there are established gardens on both sides of the cottage, detached garage and parking for two cars. This is a fabulous opportunity to acquire a detached cottage requiring a updating and decorative refurbishment giving purchasers the opportunity to put their own stamp on it.

Amenities:- There are two very popular primary schools nearby - (Brimscome and Thrupp Primary Schools) and a secondary school at Eastcombe some 2 miles away. Bus services connect with Stroud, some 2 miles away. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. Good access to the M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

Hall

uPVC double glazed front door, with adjacent double glazed units. Cloaks cupboard, with hanging rail and shelving. Multi pane door to lounge-dining room. Doors to bedroom and bathroom.

Lounge-Dining Room 5.83m (19'2") x 3.36m (11'0")

Double glazed window to front, with Stroud Valley views. Staircase to first floor. Double glazed window to rear. Timber fire surround, with a marble back plate and a coal effect gas fire.

Snug/Bedroom Four 4.36m (14'4") x 3.53m (11'7")

Double glazed window to side. Door to lounge-dining room.

Kitchen-Breakfast Room 3.32m (10'11") x 3.29m (10'10")

Double glazed window to front, with stunning views. Laminate worktops, with a range of cupboards and drawers under. Matching wall units. Stainless steel, single drainer, single bowl sink unit, with mixer tap. Space and plumbing for dishwasher. Space for cooker. Wall mounted Worcester gas boiler. Larder/storage cupboard. Realistic oak effect vinyl flooring. Part tiled walls. Walkway and door to lounge-dining room. Door to -

Conservatory 4.32m (14'2") x 3.8m (12'6")

A lovely big conservatory that could double up as a dining room/garden room. Double glazed windows to front and rear. Double glazed, double doors to the west facing aspect of the garden. Radiator. Space and plumbing for washing machine. Wood effect vinyl flooring. Double glazed door to kitchen breakfast room.

Bedroom Three/Study 3.01m (9'11") x 2.15m (7'1")

Double glazed window to side, with lovely countryside views. Built-in wardrobes. Access to roof space.

Bathroom

Double glazed window to rear. Panel bath. Low level WC. Vanity wash hand basin. Part tiled walls.

First Floor

Landing

Double glazed window to front, located on the lower part of the stairwell. Double glazed window to rear, with open countryside views. Access to loft.

Bedroom One 3.36m (11'0") x 3.19m (10'6")

Double glazed window to front with beautiful views. Built-in shelved cupboard. Built-in wardrobe, with hanging rail and shelving.

Bedroom Two 3.39m (11'1") x 3.37m (11'1")

Double glazed window to front with lovely views. Built-in wardrobe.

Bathroom

Double glazed window to side and rear. Low level WC. Pedestal wash hand basin. Corner shower cubicle, with a glazed folding door. Airing cupboard with shelving.

Outside

Front

Beulah cottage sits proudly elevated, within gardens to the front and sides. A footpath and steps lead up to a pedestrian gate, giving access to the front garden, which has an abundance of established shrubs, plants and trees.

Side Gardens

To the east aspect, the garden backs on to open fields, this section of garden has an array of shrubs and plants, and a concrete path. To the western aspect, the garden borders fields at the back and side, with a wooden summer house and areas of lawn either side of a path.

Single Garage 5.04m (16'6") x 2.37m (7'9")

A new roof or repairs to the existing roof will be required. Window. Metal up and over door. Parking area for two cars in front and to the side of the garage.

Material Information

Title Number: GR278556
Tenure: Freehold
Conservation Area: No
Grade II Listed: No
Local Authority: Stroud District
Council Tax Band: D
Annual price £2,260 (2024/25)
Electricity Supply: Mains
Gas Supply: Main
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Flood Risk: No Risk
Mobile coverage: EE, Vodafone, Three, O2 (Average)
Broadband Speed: Basic (14 Mbps) Superfast (62 Mbps)
Satellite/Fibre TV Availability: BT, Sky.

(This information can be subject to change and should be checked by your legal advisor)

Selling Agent

Sawyers Estate Agents
01453 751647
info@sawyersestateagents.co.uk

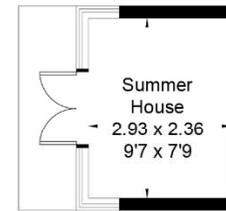
Directions

For SAT NAV use: GL5 2RH
Leave Stroud via the A419 London Road heading towards Brimscombe/Cirencester. Continue through Bowbridge and Thrupp. Take the left hand turning into Toadsmoor Road, signposted to Bussage/Eastcombe, after a few hundred metres, turn left into Bourne Lane. After about half a mile, Beulah Cottage will be found on the right hand side, in an elevated position.

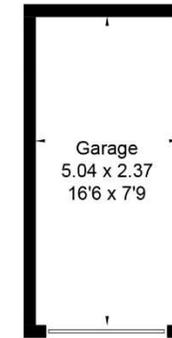
Approximate Floor Area = 120.3 sq m / 1295 sq ft
 Outbuilding = 18.8 sq m / 203 sq ft
 Total = 139.1 sq m / 1498 sq ft



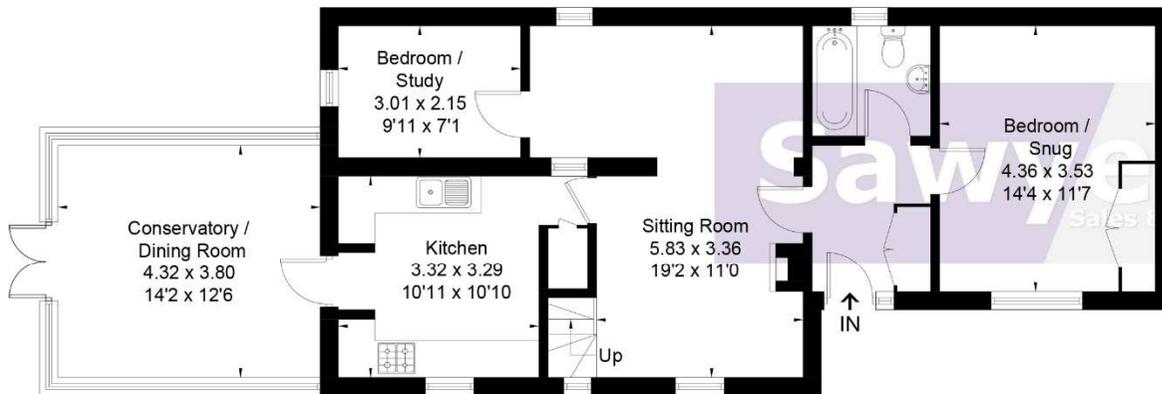
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



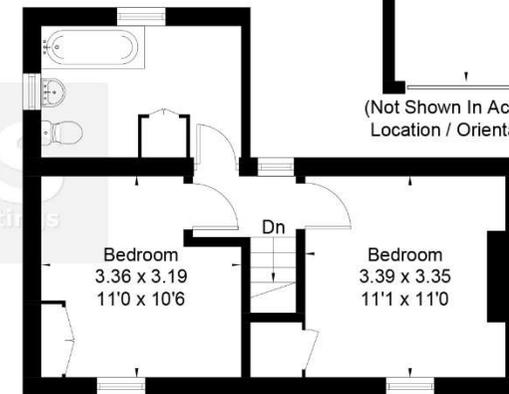
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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 #68891

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

