



# LOVEDAYS COTTAGE

6 ST MARY'S STREET, PAINSWICK, GLOUCESTERSHIRE



Stroud 3 miles, Minchinhampton 7 miles, Nailsworth 7.5 miles, Cirencester 14 miles, Cheltenham 10 miles, M5 (Junction 12) 7 miles, Stroud Station 3.8 miles (London Paddington from 69 minutes)  
(All distances and times are approximate)

## A charming 16th century cottage with three bedrooms and delightful private garden

**Ground Floor:** Entrance Hall • Kitchen/Dining Room  
Drawing Room

**First Floor:** Sitting Room • Bedroom • Bathroom

**Second Floor:** Two Bedrooms • Bathroom

**Outside:** Landscaped Private Garden • Stone Outbuilding with Cloakroom

**Butler  
Sherborn**

### Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

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

### The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

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



## DESCRIPTION

This Grade II Listed cottage dating back to the 16th century is set in the idyllic Cotswold town of Painswick, tucked away in a quiet position close to St Marys Church which is famous for its 99 yew trees. The accommodation is arranged over three floors and has many original features including mullion windows and window seats, as well as a wood burning stove. The cottage is presented beautifully throughout.

To the ground floor is an entrance hall, kitchen/dining room and a drawing room. On the first floor is a sitting room, double bedroom and bathroom. The second floor has two further double bedrooms and a bathroom.

Outside, the Mediterranean style gravel garden is beautifully landscaped making it easy to maintain. There is a stone built outbuilding providing useful storage as well as a cloakroom. Part of the outbuilding offers scope to convert into an outside dining room or studio/office, subject to necessary consents. A garden gate opens to a quiet side lane with pedestrian access. On street parking is available to front of the cottage.

## SITUATION & AMENITIES

Painswick, known as the "Queen of the Cotswolds", is a thriving community with a general store, tea shops, restaurants, two pubs, a pharmacy, markets and pop-up events, the glorious church with 99 yew trees, and Painswick Rococo Gardens.

Nearby towns include Stroud, with its award-winning Farmers Market every Saturday. Stroud provides everyday shopping with a choice of supermarkets and is renowned for its independent shops and individualism. Cheltenham has more extensive shopping, Literature and Jazz festivals, as well as its world-famous Racecourse.





Road links connect to the M5 (Junction 12) and the M4 (Junction 15). Regular trains to and from Stroud Station to London-Paddington take about 90 minutes.

Local schools in the area include Croft Country Primary School. Stroud has excellent secondary state schooling with Marling and Stroud High School, as well as Wycliffe (prep and private school). Cheltenham has Cheltenham Ladies College, Cheltenham College and St Edward's public schools.

## SERVICES

Mains water, drainage, gas, and electricity. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and plant pots, could be available by separate negotiation, excluding personal items.





## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

For sale freehold with vacant possession

## LOCAL AUTHORITY

Cotswold District Council



COUNCIL TAX

Currently used as a holiday cottage therefore not applicable. Business rates may apply.

VIEWINGS

Viewing by appointment only. Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk)

DIRECTIONS (GL6 6QB)

Upon entering Painswick from the A46 Cheltenham Road, continue past the traffic lights onto New Street. Turn left onto Victoria Street, before the church, then turn right onto St Mary's Street. Lovedays Cottage can be found on the left hand side.

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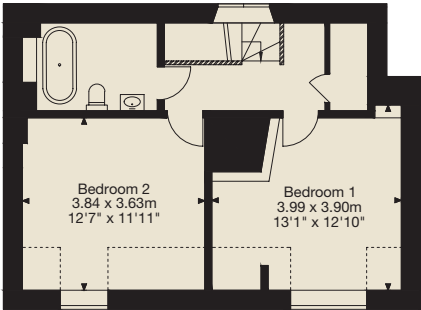
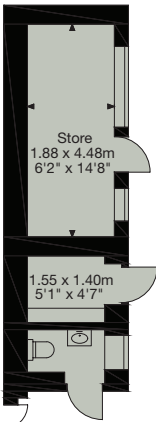
Lovedays Cottage, St Mary's Street, Painswick GL6 6QB

Gross Internal Area (Approx.)

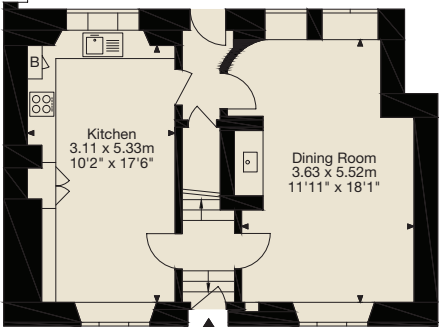
Main House = 127 sq m / 1,367 sq ft

Outbuilding = 13 sq m / 139 sq ft

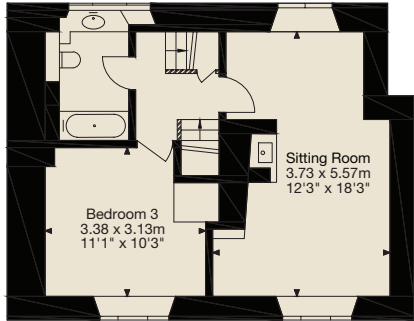
Total Area = 140 sq m / 1,506 sq ft



Second Floor



Ground Floor



First Floor

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