

PRIMROSE COTTAGE HOUNDCROFT, RODBOROUGH



WHITAKER
SEAGER



PRIMROSE COTTAGE, HOUNDCROFT, RODBOROUGH, STROUD, GL5 5DF

A BEAUTIFULLY PRESENTED, QUINTESSENTIAL
GRADE II LISTED COTSWOLD STONE COTTAGE,
ENJOYING A SOUTH FACING IDYLIC ASPECT ACROSS
IT'S GARDEN TO THE COUNTRYSIDE BEYOND.

The property

Tucked away down a private lane off the National Trust common sits this charming and beautifully presented Grade II listed cottage. This 'picture postcard' home dates back to the early 17th century and has been restored by the current owners. They were keen to promote the many period features but provide modern amenities creating the best combination for everyday comfortable living. You enter the residence via the kitchen/dining room where you are met by delightful fitted kitchen with with attractive units including a plate rack and ceramic sink. A range style cooker is neatly tucked into a fireplace, and an attractive stone floor flows throughout with pretty stone mullions offering views of the front garden. A door leads through to the rear where the shower room, utility and access to outside can be found. The sitting room is a wonderfully light room with dual aspect stone mullion windows, one with a window seat, wooden floors, noteworthy

panelling and a central fireplace with a wood burner. Upstairs every door leads from the landing. The vaulted main bedroom is simply majestic, with exposed timbers, wooden floorboards and stone mullion windows facing the front showcasing the far reaching tranquil view. There are two further double bedrooms one facing the front and the other across the rear garden. The family bathroom, also boasts great character and is fitted with a fashionable white suite. The property is warmed by gas central heating and a woodburner.

Agents note: Further up the lane there is a self contained detached modern garage with studio room above, fitted with Wifi and a bathroom. This can be purchased separately. The cottage is a fully furnished holiday let.

OFCOM: Broadband - standard and super fast available. Mobile coverage - outdoor is likely with EE, Three, O2 and Vodafone.

The current owners have a licence from Glos CC to park in the lane.





Guide price
£650,000

- *Three Bedrooms*
 - *Family Bathroom & Shower Room*
 - *Sitting Room*
 - *Kitchen/Dining Room*
 - *Utility Area*
 - *Cottage Gardens*
 - *No Onward Chain*
 - *Detached Garage/Studio can be purchased separately*
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WITHIN EASY REACH...

Minchinhampton 2.1 miles
Stroud 2.3 miles
Cirencester 12.3 miles
Nailsworth 2.8 miles

Outside

The gardens are a delightful asset. To the front a wrought iron gate opens onto a path which leads to the front of property where a seating area is located. On either side of the path there are level lawns, one with a wide and well stocked flower border providing much colour. It is enclosed by natural hedging. At the rear a further level lawn is found along with a gravelled seating area, and shed. Hedging sits on two sides with a Cotswold stone wall at the end. Here a shared path leads out to the lane and offers shared access for Primrose Cottage, and it's neighbour Virginia Cottage and Apple Tree Cottage. It's very useful access for the bins.


Situation

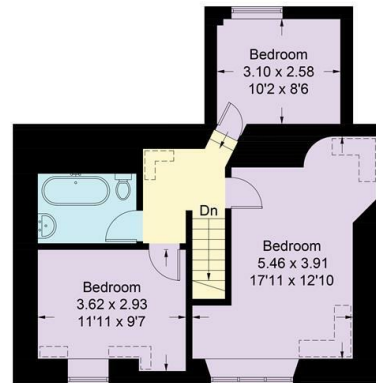
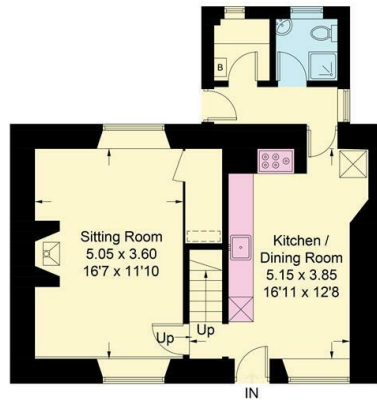
Houndscroft is a small elevated hamlet lying between Minchinhampton and Rodborough Commons. Totalling over 600 acres of open National Trust land, the area offers copious walking routes in addition to a golf club. The Bear of Rodborough Inn is located just a short walk away renowned for it's al fresco dining whilst the historic family-run Winstones ice-cream parlour is a little further away. The Black Horse & Amberley Inn are other popular public houses in the vicinity. The pretty neighbouring town of Minchinhampton has a thriving community with a historic Market Place and an excellent primary school whilst nearby Stroud town offers further facilities including its famous award-winning Farmers Market and rejuvenated canal system. The Beaudesert Park prep school is on Minchinhampton Common, with Wycliffe College within practical travelling distance. Direct rail links to Paddington London can be reached from Stroud.



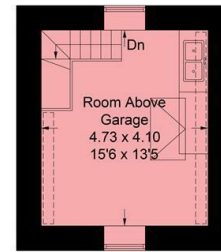
Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft
Outbuilding = 39.8 sq m / 428 sq ft
Total = 138.0 sq m / 1485 sq ft



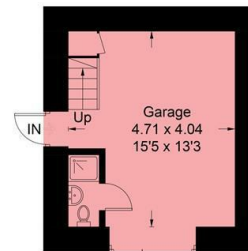
 = Reduced headroom below 1.5m / 5'0"



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor
Garage- Via Separate Negotiation

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075997)



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Useful Information

Tenure: Freehold

Postcode: GL5 5DF

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band E and EPC rating

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

