

# MIDDLE TYTHE BISLEY



WHITAKER  
SEAGER



## MIDDLE TYTHE, HAY HEDGE LANE, BISLEY, STROUD, GL6 7AN

ENJOYING OPEN COUNTRYSIDE VIEWS, THIS  
THREE STOREY MID-TERRACED BARN  
CONVERSION IS LOCATED ON THE FRINGES OF  
THE POPULAR VILLAGE OF BISLEY.

### *The property*

Middle Tythe is the central part of an impressive tythe barn, located on the fringes of the historic Cotswold village of Bisley. This attractive mid-terraced home offers accommodation measuring 1779 sq. ft. across three storeys and therefore provides flexibility on how the space could be utilised. Converted in the 1980's, this property would benefit from some updating. A sizable reception hall measuring 16'4" x 9'9" welcomes you into the property with a wider than average staircase leading up to the first and second floors. Doors leads to the living area, kitchen and cloakroom. The 36ft open-plan kitchen, dining/sitting room is a magnificent room; at one end, a fitted kitchen is located and at the other natural light floods through a wall of glazed panels and french doors into the seating area. The focal point is the contemporary fireplace with wood burner. An attractive wooden floor is laid throughout this room and the hall way. On the first level the main bedroom suite is found. This

stunning room with it's vaulted ceiling, exposed beams and an exposed Cotswold stone arch could easily be used as another reception room; it boasts the best the view. There are mirror fronted built-in wardrobes and an ensuite bathroom. Also on the floor is another bedroom and what was formally a bathroom is now a laundry room. Up again to the top storey, two further bedrooms and a family bathroom are located. Gas centrally heated.

Ofcom - Broadband - Ultrafast available. Mobile coverage - outdoor is likely from several networks. Indoors O2 is likely. The photographs were taken 2023 when furnished.





*Offers in excess of*  
**£475,000**

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- *16'4" x 9'9" Reception hall*
  - *Open plan 36ft Kitchen/dining/sitting room*
  - *Cloakroom*
  - *Main bedroom with Ensuite*
  - *Laundry Room*
  - *Three further bedrooms*
  - *Bathroom*
  - *Courtyard and 120ft Garden*
  - *Garage and Parking*
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**WITHIN EASY REACH...**

*Stroud 5.1 miles*  
*Cheltenham 13.7 miles*  
*Cirencester 9.4 miles*  
*Gloucester 13.5 miles*

## *Outside*

Directly in-front of the barn there is a small enclosed courtyard, surrounded by a Cotswold stone walls with a pedestrian gate leading out to the shared drive. From here access to the single garage (en-bloc) with power can be found in addition to the enclosed garden measuring just under 120ft in length and is mainly laid to lawn with a selection of shrubs and hedging. There is a parking area for several vehicles and rights of access. (Please ask to see the land registry title plan)

## *Situation*

Bisley is a stunning quintessential Cotswold village lying east of Stroud. This beautiful village and it's surroundings area are noted for the wealth of its Cotswold stone houses of architectural and historic interest. It's a thriving village offering two churches, two public houses, a primary school. and village shop with post office. The King George V playing fields and Bisley play group are both within walking distance of the cottage. There is a 'Green' shop at Holbrook Garage and at farm shop at Stancombe Beech Farm. The village hall and Bisley Sports Pavilion are home to many clubs and organisations.



Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft  
 (Including Void)  
 Garage = 14.7 sq m / 158 sq ft  
 Total = 180.0 sq m / 1937 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID952201)



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 7AN

**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 F and EPC rating C

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.

