

THE OLD FLEECE & SHOP

PAINSWICK



The Old Fleece, Bisley Street, Painswick, Gloucestershire, GL6 6QQ

A FABULOUS OPPORTUNITY TO ACQUIRE A SUBSTANTIAL & CHARACTERFUL GRADE II LISTED PROPERTY IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PAINSWICK, WITH GROUND FLOOR COMMERCIAL PREMISES AND IMPRESSIVE FIRST & SECOND FLOOR 2 BED APARTMENT

Entrance Porch, Entrance Hall, 2 x Office Spaces, Cloakroom, substantial vaulted Cellar, impressive vaulted Sitting Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Bath/Shower Room, lovely Views

PRICE GUIDE £395,000

DESCRIPTION

The Old Fleece is a Grade II listed Cotswold stone terraced property, thought to date back to the 17th Century or earlier and then restored in 1942 by Sir George Oatley. It has a large office/commercial space on the ground floor which was recently run as a hairdressing salon, divided into two main sections with an impressive vaulted cellar underneath. The first and second floor apartment is entered through the large entrance hall and then has its own entrance leading up to the apartment. The property is light and airy and full of character with leaded light stone mullion windows and exposed beams. There is an impressive vaulted 23ft sitting room and a good-sized contemporary kitchen/breakfast room on the top floor with lovely views. There are two double bedrooms and a bathroom on the first floor. Both of these properties could make an ideal rental investment or an air B&B apartment.

DIRECTIONS

The Old Fleece is most easily found by leaving our office in Painswick on the A46 in the direction of Cheltenham. Take the first right onto Bisley Street where The Old Fleece can be found after a short distance on the left hand side.

LOCATION

The 'Queen of the Cotswolds', Painswick arguably has more fine period buildings within a defined area than anywhere else in the Cotswolds. A friendly and welcoming community, all the facilities, pubs and restaurants of the village are within walking distance of The Old Fleece and there are numerous sport and

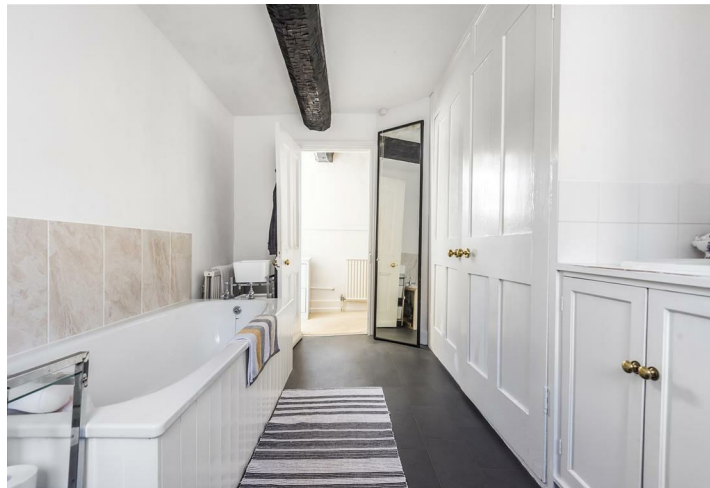
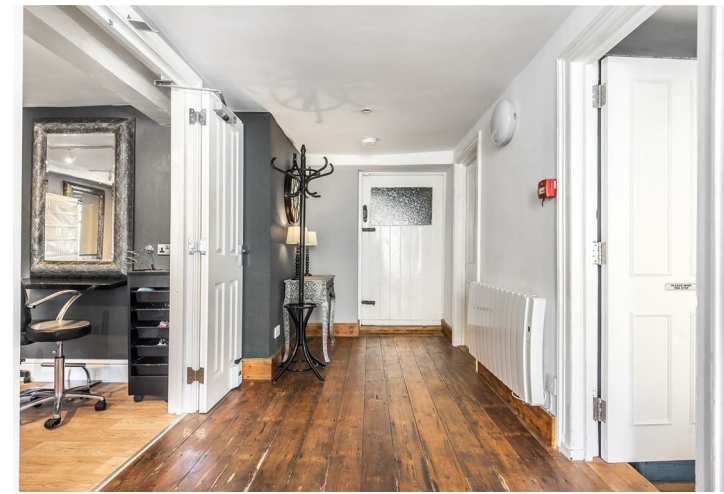
social clubs as well as a challenging 18 hole golf course and beautiful gardens to visit at the famous Rococo Gardens. Jealously guarding its reputation as a village community, Painswick, has the feel of a small country town with its magnificent church at its centre and good local services. Strategically situated south of Gloucester and Cheltenham and west of Cirencester, the village is in an official area of natural beauty within the fold of the Cotswold hills, with spectacular views in all directions. The Painswick, the village's highly rated hotel restaurant, is a stone's throw away plus there are two popular village pubs, both serving food. The village is within easy reach of a number of good schools in the public and private sectors and has its own thriving primary school. London is circa 2 hours by road or approximately 90 minutes by rail from nearby Stroud Station and there is good access to the M5 motorway - Junction 11a - Cheltenham.

TENURE	Freehold
EPC	EER: N/A Grade II Listed
SERVICES	All mains services are believed to be connected to the property, gas central heating. Council Tax Band C
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

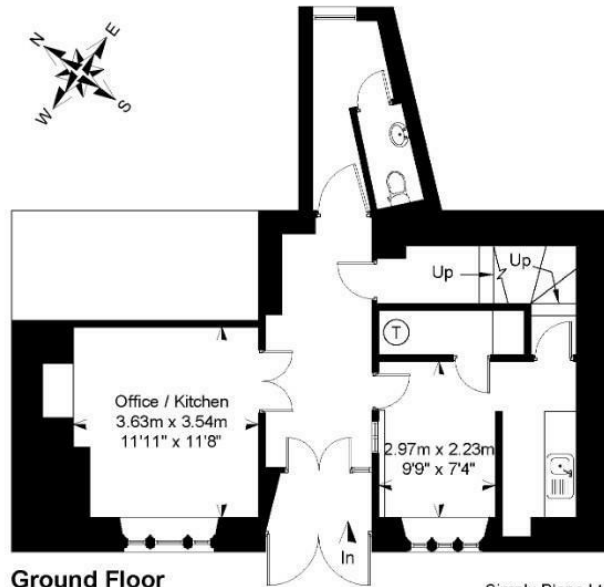
SUBJECT TO CONTRACT

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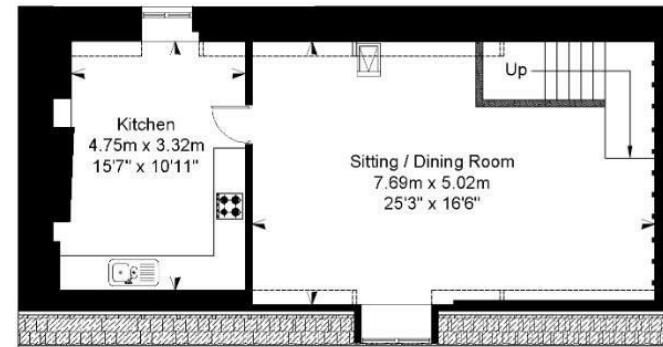
House	Approximate IPMS2 Floor Area
Cellar	165 sq metres / 1776 sq feet
	30 sq metres / 323 sq feet
Total	195 sq metres / 2099 sq feet
(Includes Limited Use Area)	5 sq metres / 53 sq feet



Ground Floor

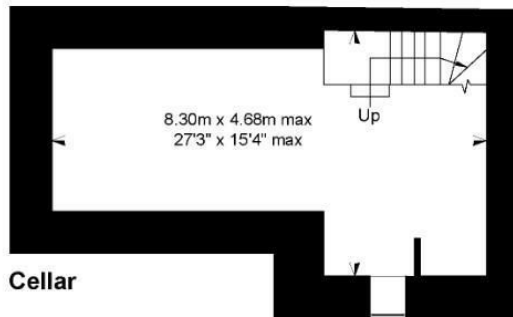
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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

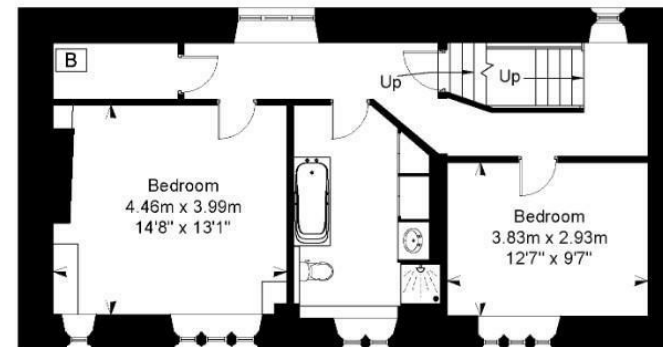


Second Floor

[] = Limited Use Area



Cellar



First Floor



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