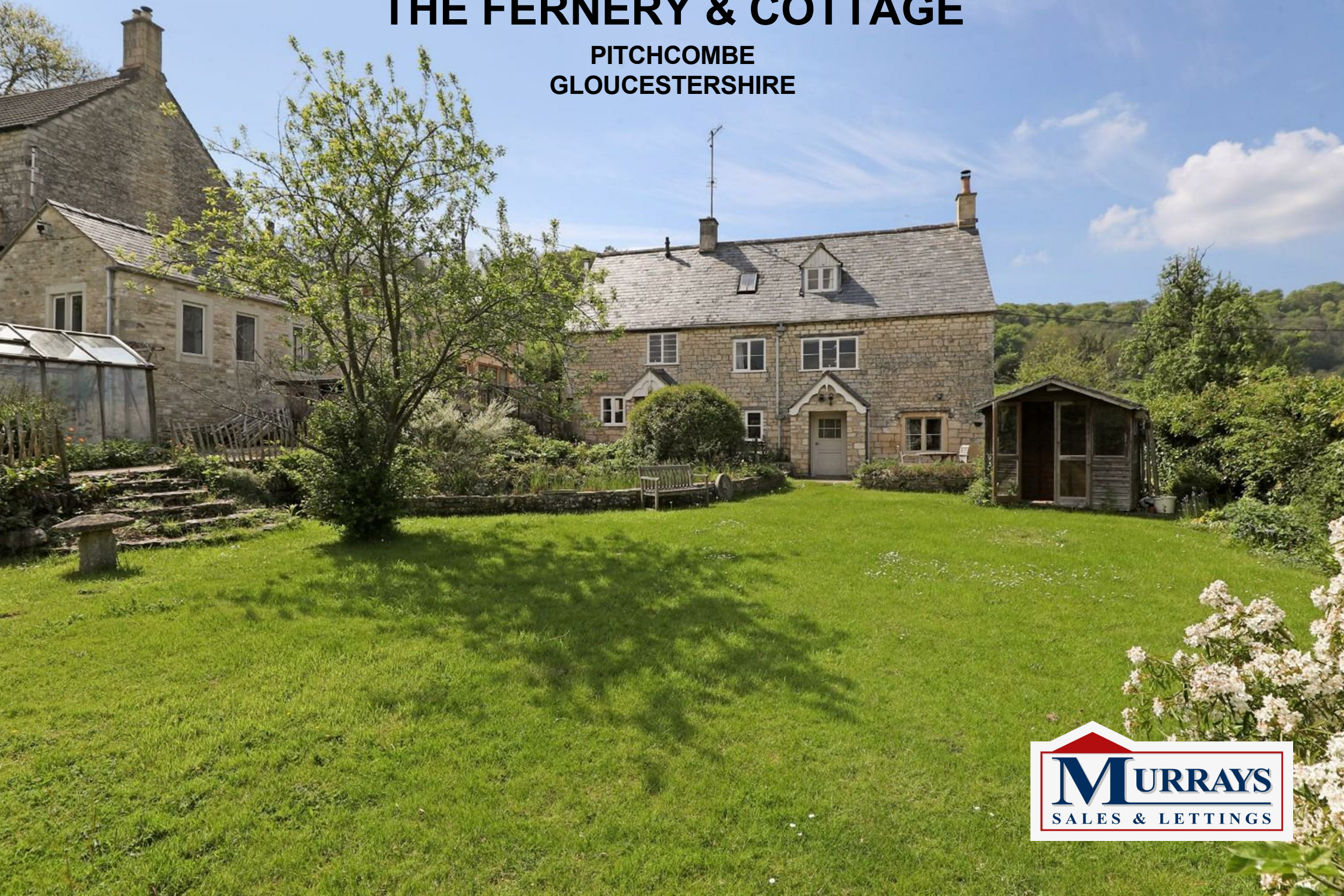


THE FERNERY & COTTAGE

PITCHCOMBE
GLOUCESTERSHIRE





THE FERNERY & COTTAGE, PITCHCOMBE, STROUD, GLOUCESTERSHIRE, GL6 6LN



GUIDE PRICE £1,150,000

A QUINTESSENTIAL GRADE II COTSWOLD HOUSE WITH SEPARATE TWO BED COTTAGE, LOCATED IN THE HEART OF THE PICTURESQUE VILLAGE OF PITCHCOMBE, WITH ENCLOSED GARDEN, PARKING AND EXCEPTIONAL VIEWS OVER THE PAINSWICK VALLEY

Main House: Entrance Hall, Kitchen, Dining Room, Sitting Room, 3 Bedrooms, Principal with En-Suite, Family Bathroom, Enclosed Landscaped Garden, Summerhouse, Greenhouse, Off-road Parking

Cottage: Reception Hall, Kitchen/Breakfast Room, Sitting Room, Cloakroom/WC, Ground Floor Bedroom with En-Suite, First Floor Bedroom with En-Suite Shower Room





The Fernery offers the rare opportunity to modernise a beautiful Cotswold home in a prime location in the heart of the sought after village of Pitchcombe. Together with its neighbouring two bed cottage, the properties could potentially be combined to create one large family house (subject to planning) or the cottage kept as a separate income generator or for multi-generational living.

The front aspect of the house is quintessentially pretty with a garden gate and path leading to the main entrance porch. Further access is available to the rear of the house, opening to an entrance hall with the kitchen leading off. The compact kitchen offers ample storage and pretty views overlooking both the garden and the lane. The main reception rooms boast a plethora of period features, with original fireplaces, mullion windows, beams and window seats. The dining room with oak floor is dual aspect and a great space for family gatherings or entertaining. The sitting room has a superb inglenook fireplace, ideal for cosy evenings by the fire.

Two bedrooms and a family bathroom are located on the first floor, accessed via two separate staircases, one of which is a beautiful historic stone spiral staircase. Both of the first floor bedrooms benefit from magnificent valley views. The principal bedroom with en-suite bathroom, is located on the second floor; a spacious room with boarded floor, aged beams and wonderful views over the garden and valley.

Outside, the enclosed landscaped garden has seating areas, a pond, summerhouse and greenhouse and offers the ideal spot for lazy summer days and alfresco entertaining. There is also a vegetable garden and gravel parking for two cars.

The Cottage: Formerly the village shop, the cottage has been recently renovated and offers a spacious two bed residence, ideal as an income generator, ancillary accommodation or potentially to link to the main house (subject to planning). The ground floor comprises a stylish and spacious glass reception hall plus a useful cloakroom. The kitchen offers a spacious room with fitted units, ample storage and room for a table. A stable door leads to the gravel parking area. The whole of the ground floor benefits from underfloor heating. There is a ground floor bedroom with en-suite plus a second bedroom on the first floor with en-suite shower.



LOCATION

Pitchcombe is a charming Cotswold village, largely unaltered over the years. Sheltered in the lee of a ring of wooded hills, the village contains an exceptional number of fine old properties built in the vernacular Cotswold style, echoing the fine architecture associated with nearby Painswick. Ideally situated for the major employment hubs in the region: Stroud, Cheltenham, Gloucester, Cirencester, Bath and Bristol, as well as the M5 motorway and mainline railway stations for London and Birmingham. The village has a strong sense of community spirit with numerous village events including an annual fete. One of the key draws to the area is the excellent choice of schools, all within easy reach of Pitchcombe, including Kings School in Gloucester, the Cheltenham Colleges, Wycliffe and Beaudesert Park as well as several sought after grammar schools in Stroud, Gloucester and Cheltenham. Pitchcombe is surrounded by lovely countryside for walkers and there are challenging 18-hole golf courses in both nearby Painswick and Minchinhampton.

Motorway M5 J11a Hucclecote - 7.5 miles, Motorway M5 J13 Stroud - 5.5 miles, Motorway M4 J15 Swindon - 33.5 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 22 miles, Gloucester Railway Station - 8 miles, Stroud Railway Station - 2.5 miles, Cheltenham (central) - 11.5 miles, Bristol Temple Meads - 34 miles, Bath (central) 32 miles, Bristol Airport - 40 miles. Distances are approximate.

DIRECTIONS

The property is most easily located by leaving Stroud on the A46 in the direction of Cheltenham. On reaching the junction to Gloucester and Cheltenham, take the steep left hand turn signposted to Pitchcombe. Continue up the hill, turning right into the village. Soon after the lane starts to descend, you will find The Fernery located on the right hand side. Gravel parking is available or you can park on the lane opposite the house.

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

The Fernery, Pitchcombe, Stroud, Gloucestershire,

Approximate IPMS2 Floor Area

House 156 sq metres / 1679 sq feet
 Cottage 94 sq metres / 1012 sq feet

Total 250 sq metres / 2691 sq feet
 (Includes House Limited Use Area 13 sq metres / 140 sq feet)

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Job No SP3256

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

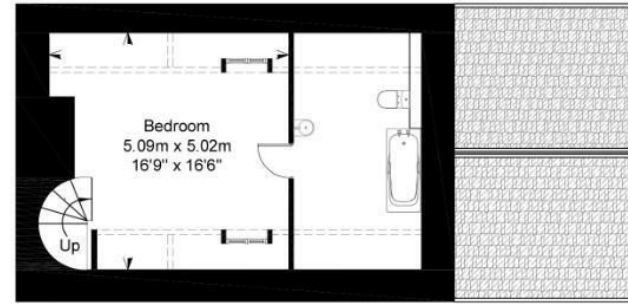
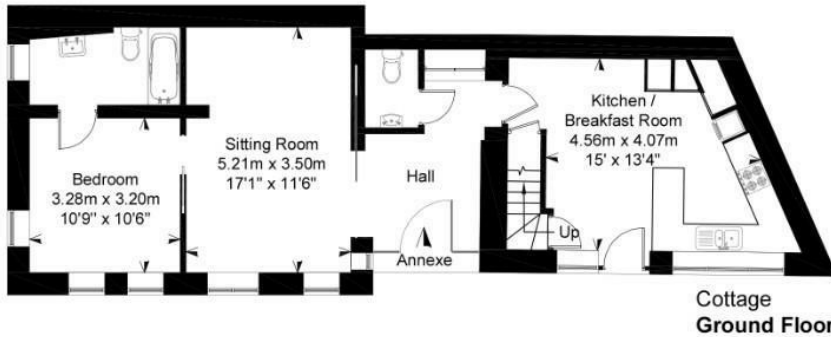
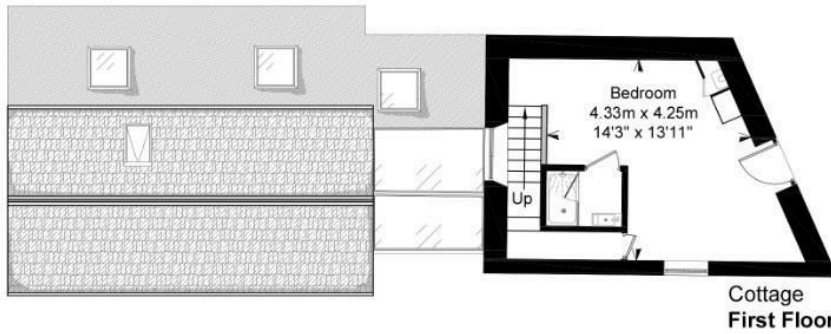
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IPMS = International Property Measurement Standard



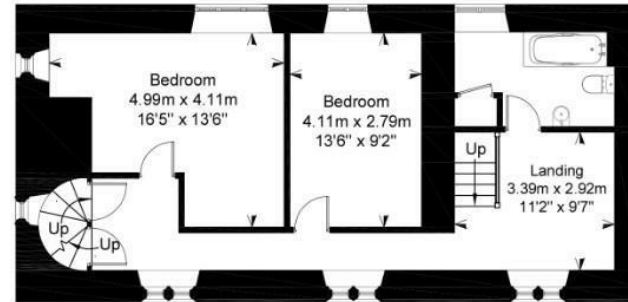
Outbuildings

Not Shown In Actual Location Or Orientation

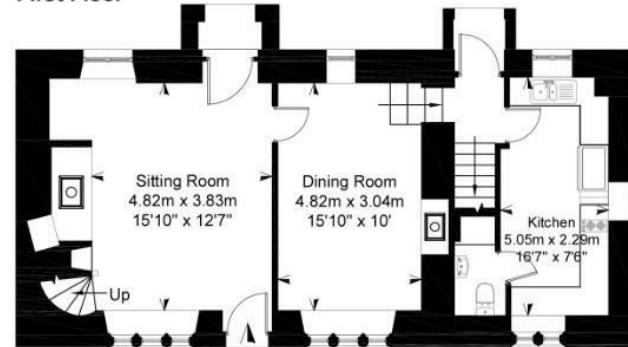


**Main House
Second Floor**

--- = Limited Use Area



**Main House
First Floor**



**Main House
Ground Floor**

SUBJECT TO CONTRACT

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4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, WLU 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk