

BAY TREE LODGE

PAINSWICK



Bay Tree Lodge, 17 Gyde Road, Painswick, Gloucestershire, GL6 6RR

A LIGHT-FILLED 2 BED COTTAGE LOCATED IN THE GROUNDS OF THE HISTORIC GYDE HOUSE, WITH VAULTED SITTING ROOM, STATEMENT MEZZANINE LEVEL, PARKING FOR 2 CARS, PRETTY COURTYARD GARDEN AND 5 ACRES OF COMMUNAL LANDSCAPED GARDENS

Vaulted Sitting/Dining Room, Kitchen, Ground Floor Bedroom, Bathroom, Galleried Landing/Second Reception, Attic Bedroom, Courtyard Garden, Shed, Allocated Parking for 2 Cars, 5 Acres of Communal Grounds

GUIDE PRICE £450,000

DESCRIPTION

As soon as you sweep through the impressive gated entrance to the historic Gyde House, you know you are in for a treat. Built in 1914, the Grade II listed property has a immediately striking sense of grandeur.

The modern day Gyde House comprises 18 highly appointed houses and apartments, of which Bay Tree Lodge is one of the few properties with its own private garden. Formerly the chapel to the main house, number 17 offers a stylish combination of modern day living, with historic charm. A handsome main entrance door opens to a light and spacious vaulted sitting/dining room. The double height space together with leaded mullion windows, allows ample natural light, creating a home that is instantly welcoming and bright. Double doors open from the sitting room to a pretty, rear courtyard garden, ideal for alfresco entertaining. The kitchen leads off the main reception room, with fitted cupboards that cleverly maximise the space and views to the rear courtyard garden. A good-sized double bedroom and family bathroom are also located on the ground floor. Stairs lead from the main reception to a spectacular mezzanine level, offering the perfect space for a second reception room or home office. Steps lead to a further bedroom in the attic space.

The garden is set to the rear of the cottage and comprises two separate patio areas, well stocked mature borders, ample room for a garden table and chairs and a storage shed. A gate leads from the patio area to a communal raised garden comprising gently sloping lawn with mature trees and there are further communal gardens extending to circa 5 acres, to the front of the main house. The cottage benefits from designated private parking for 2 cars.

DIRECTIONS

From our Painswick office, follow the A46 in the direction of Cheltenham and turn left into Gloucester Street, shortly after the first set of traffic lights; continue to the top of Gloucester Street and then branch left onto Gloucester Road. After a short distance turn right into Gyde Road where the handsome wrought iron gates leading to Gyde House will be found almost immediately on your left. Go through the gates, bearing to the left of the main house and the entrance to Bay Tree Lodge will be found on the left.

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, almost all the facilities of the village are within walking distance of Bay Tree Lodge. The property is situated on the Cotswold Way and the Painswick Beacon with its popular golf course, is within minutes of Bay Tree Lodge. There are wonderful walks on the doorstep and Painswick's famous Rococo Gardens are almost directly opposite Gyde House. 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 within easy reach, as well as two popular village pubs, local store, pharmacy and coffee shops.

Well-placed for travel links, London is circa two hours by road and approximately 95 minutes by rail from nearby Stroud Station and there is good access to the M5 motorway - Junction 11a - Cheltenham.

AGENT'S NOTE

An annual service charge is payable twice yearly to the management company for this property. Please ask for further details.

TENURE Leasehold

EPC EER: Current 62 / Potential 68

SERVICES Gas central heating. Mains drainage. Water and electric are connected to the property. Council Tax Band C, 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

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

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



