

ST MARY'S COTTAGE
PAINSWICK



ST MARY'S COTTAGE
VICTORIA STREET
PAINSWICK
STROUD
GL6 6QA

A Cotswold gem of an 18th Century period detached home overlooking Painswick's historic churchyard in the heart of the village, beautifully proportioned with lovely high ceilings and magical courtyard garden

BEDROOMS: 3

BATHROOMS: 1

RECEPTION ROOMS: 2

GUIDE PRICE £635,000

FEATURES

- Cotswold stone detached cottage
- Stylishly presented
- Grade II Listed
- Centre of village
- 2 Reception rooms
- 3 Double bedrooms
- Pretty garden
- Full of character
- Lovely views
- Vaulted cellar



DESCRIPTION

St Mary's Cottage is a gem of a period home in an exceptional location overlooking Painswick's historic churchyard. Dating back to 1750, the property has wonderful proportions, more akin with a period house than a traditional cottage, with lovely high ceilings and stunning sash windows. Accessed via an impressive front door, the property opens into a good sized reception hall with a useful coat cupboard and access to a tremendous vaulted cellar with good head height. Terracotta tiles run throughout the reception hall, inner hall and kitchen area, creating a charming warm vibe. The kitchen is a good size with ample room for a table and shaker style cream units. Dual aspect, the kitchen overlooks both the stunning churchyard with its manicured yew trees as well as the picturesque Victoria Square. The sitting room leads off the inner hall and is a lovely bright room, again with views to the formal church garden, via a fabulous sash window. An impressive stone fireplace creates a super focal point to the room and there is also access to the courtyard garden. A sun room leads off the sitting room, again with access to the outside. The principal suite is located on the first floor, a large room with ample storage and large sash window, together with an impressive family bathroom. There are two further double bedrooms on the top floor, one of which is currently used as a studio space with truly stunning views across the roof tops of Painswick and to the valley beyond. A useful cloakroom with loo is also located on the top floor. Stunning aged beams add historic charm throughout the upper floors.

The real jewel in St Mary's Cottage crown however is its private courtyard garden, a paved area with ample room for pots and a seating

area. A stunning parabolic Cotswold stone wall beautifully frames the churchyard view, making this a magical and private spot for alfresco entertaining or to quietly read a book in the summer evenings. On-street parking is available outside the cottage and there is a free public car park a two minute walk across the churchyard.





DIRECTIONS

The property is located just a couple of minutes from our Painswick office; turn left into Victoria Street towards the village centre and St Mary's Cottage is the first detached property on the right overlooking the church.

LOCATION

One of the key attributes of St Mary's Cottage is its location. Situated in the heart of the village, St Mary's sits in an enviably protected location with an outlook guaranteed never to change. With the deeply historic churchyard to the rear with its beautifully manicured yew trees and the deeply historic Victoria Street to the front, lined with period properties. Painswick is a quintessentially pretty Cotswold village offering all that is best about village life. With a welcoming community, the village hosts regular local events and benefits from two popular pubs, a village shop and several cafes. There is a boutique hotel within a couple of minutes walk from St Mary's Cottage, offering fine-dining to non residents and a popular golf course on the nearby Painswick Beacon. One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham. School buses run from the centre of the village to most of the local schools. There is also a popular village primary school within walking distance of St Mary's Cottage. Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



St Marys Cottage, Victoria Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area

House 134 sq metres / 1442 sq feet
Cellar 14 sq metres / 151 sq feet

Total 148 sq metres / 1593 sq feet

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07890 327 241

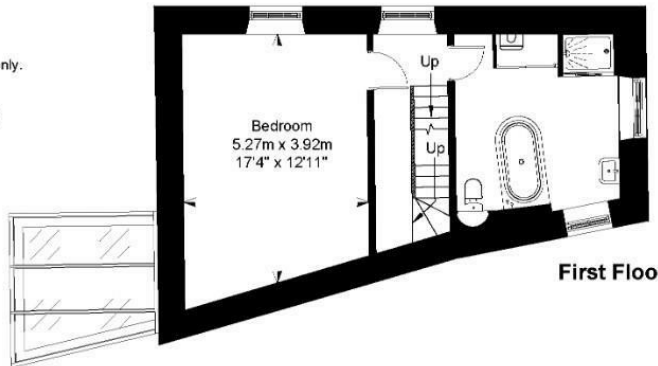
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This plan is for identification and guidance purposes only.

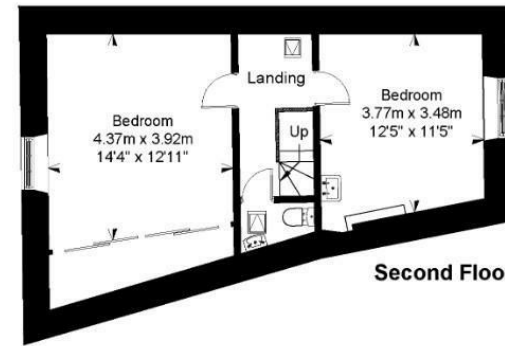
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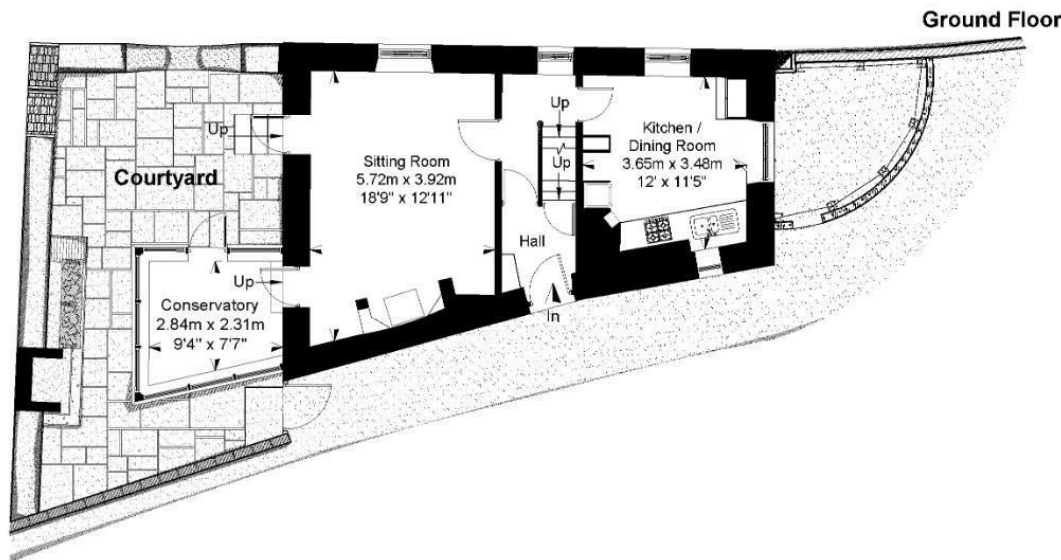
IPMS = International Property Measurement Standard



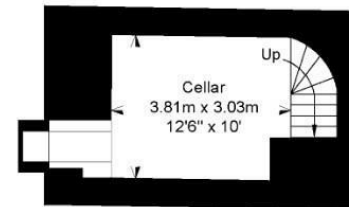
First Floor



Second Floor



Ground Floor



Cellar

SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

SERVICES

Mains Electricity, Water and Sewage are believed to be connected to the property. Gas Central Heating. Stroud District Council Tax Band E, £2,838.78. Ofcom Checker: Broadband - Standard 19 Mbps, Superfast 80 Mbps. Mobile - Indoor is limited, Outdoor all likely.

For more information or to book a viewing
please call our Painswick office on 01452
814655