

3 TERRACE HOUSES

PORT LANE, BRIMSCOMBE



3 Terrace Houses, Port Lane, Brimscombe, Stroud, GL5 2QJ

A CHARMING GRADE II LISTED THREE BEDROOM CHARACTER COTTAGE LOCATED IN A DELIGHTFUL AND PEACEFUL LOCATION WITH THE MOST ENCHANTING GARDENS AND WOODLAND

Sitting Room, Dining Room, 3 Bedrooms, Family Bathroom, Kitchen, Utility Room, 3 External Store Sheds, Patio Terrace, Extensive Gardens, Woodland, Off-Street Parking

GUIDE PRICE £500,000

DESCRIPTION

3 Terrace Houses is a charming Grade 2 Listed cottage believed to date back to c.1800. The accommodation, which is arranged over three floors, is filled with natural light and period features throughout. On the ground floor you enter the property into a spacious dining room, which leads to the kitchen. Off the kitchen, a separate utility room has a back door leading out to a courtyard with a right of access to a covered, secure store shed and to a private path leading to the kitchen garden. This courtyard and the back door can also be accessed from the front of the property via garage doors and a covered alleyway.

From the dining room, stairs lead to a bright landing off which are three bedrooms, one of which is used as a home office and the family bathroom. A fabulous vaulted ceiling sitting room is located on the top floor with exposed beams, fireplace and wonderful views out over the gardens. A door from this room opens out to a raised private patio with access to the gardens and two storage sheds.

These gardens are an unexpected delight that makes this property stand out from the crowd. Separated into three distinct areas, the first is a level lawned area bordered by mature shrubs and trees. Leading on from this is a charming woodland which in turn leads to a large kitchen garden with vegetable beds. The path from here then leads back to the courtyard and rear ground floor entrance to the property.

At the front of the house is a private off-street parking area for several cars.

DIRECTIONS

From our Stroud Office take the A419 towards Cirencester. Shortly after passing the Brimscombe and Thrupp footballground (on the right) prepare to turn off right up Brimscombe Hill towards Minchinhampton Common. Port Lane is then the first turning to your left with Terrace Houses being on your right hand side about 50 meters along.

LOCATION

3 Terrace Houses is located towards the bottom of Brimscombe Hill and very convenient for accessing Stroud. It faces east-west with the sun on the rear in the morning and the front in the afternoon. Brimscombe is one of a number of adjacent villages which are strung along both flanks of the Chalford Valley, where many of the older properties are associated with the weaving trade that once flourished locally. Stroud is a vibrant market town very much with its own identity and a good range of independent retailers, an award winning Farmers' Market as well as four major supermarkets. From its main line train station there are regular services into London Paddington or Cheltenham and Gloucester. Brimscombe has a host of local amenities including the award winning Ship Inn as well as the popular Long Table. The village has a well-regarded primary school and there are excellent secondary schools in the vicinity including both boys and girls grammar schools in Stroud. At the top of Brimscombe Hill are the open space of Minchinhampton Common which also hosts one of three challenging golf courses in the area.

TENURE EPC

Freehold
EER: Current 38 / Potential 82

SERVICES

Grade II Listed. All mains services are believed to be connected to the property. Gas central heating. Stroud District Council tax band B - £1,730.12. Ofcom checker: Broadband - standard 19 Mbps superfast 80 Mbps, Mobile phone networks - Three, O2, Vodafone, EE

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, 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.

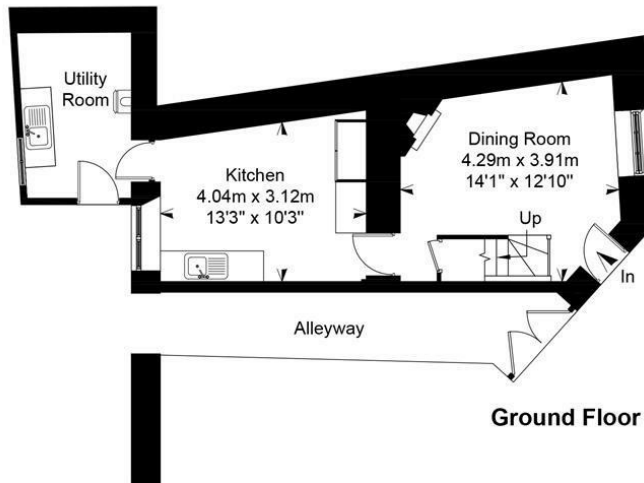
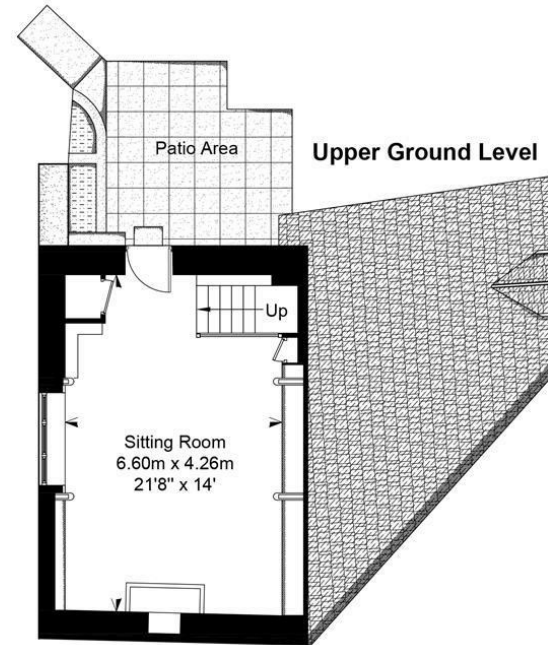
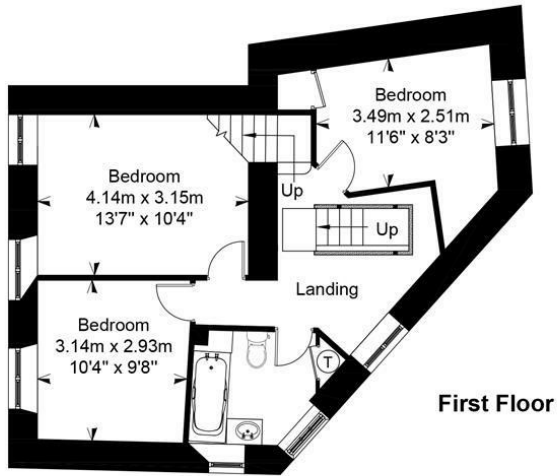
SUBJECT TO CONTRACT

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



3 Terrace House, Port Lane, Brimscombe, Gloucestershire

| | |
|--------------|-------------------------------------|
| House | Approximate IPMS2 Floor Area |
| Sheds | 118 sq metres / 1270 sq feet |
| | 12 sq metres / 129 sq feet |
| Total | 130 sq metres / 1399 sq feet |



Simply Plans Ltd © 2024
 07890 327 241
 Job No SP3401
 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
 Outbuildings
 Not Shown In Actual Location Or Orientation



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: Cashed House, 15 Thayer Street, London, WLU 3JT
 Tel: 0870 112 7099

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