

# ELYN COTTAGE

LITTLEWORTH, AMBERLEY



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## Elyn Cottage, Littleworth, Amberley, Stroud, GL5 5AH

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**A CHARMING 3 BEDROOM END OF TERRACE COTSWOLD COTTAGE IN NEED OF MODERNISATION, LOCATED IN A SUPER CENTRAL VILLAGE LOCATION, A SHORT WALK FROM MINCHINHAMPTON COMMON AND SEVERAL POPULAR PUBS**

**Sitting Room, Dining Room, Kitchen, Ground Floor Bedroom with En-Suite Shower Room, 2 First Floor Double Bedrooms, Bathroom, Upper Garden, Lower Garden, Garage**

**GUIDE PRICE £375,000**

### LOCATION

Amberley is a quintessential Cotswold village in an enviable location on the fringe of Minchinhampton Common. With a popular village school, a volunteer run shop and cafe and two popular pubs, all within easy walking distance of Elyn Cottage, the village has a tremendous sense of community spirit. The surrounding Minchinhampton Common offers over 650 acres of National Trust land, ideal for dog walking and host to one of three challenging golf courses in the vicinity. In an elevated position, the village affords tremendous views across the Stroud valleys. Stroud is approximately 3 miles away and offers a great choice of restaurants, cafes and shops with a Waitrose among several other supermarkets as well as an award winning Saturday Farmers Market. Closer still, are Minchinhampton and Nailsworth, both small market towns with a good range of independent retailers. One of the key draws to the area is the excellent choice of schools. Amberley itself has a sought after primary school and there are several excellent grammar schools in Stroud, Gloucester and Cheltenham, as well as a good choice of schools in the private sector, including nearby Beaudesert Park and Wycliffe in Stonehouse. London is within 2 hours by car or circa 90 minutes by train from nearby Stroud and the M4 and M5 are both easily accessible.

### DIRECTIONS

From our Minchinhampton Office, proceed along West End into Windmill road and at the staggered junction on the Common continue over towards Amberley with the reservoir on your right. Drop down the hill and take the first right after the Amberley Inn back up the hill into the village. Elyn Cottage can be found just after the chapel on the left hand side.

### DESCRIPTION

Elyn Cottage is a charming and well proportioned 3 bedroom cottage with plenty of potential as a renovation and modernisation project. The accommodation is spread over ground and first floors and offers several layout possibilities.

Currently on the ground floor are two sitting rooms, a separate kitchen and a rear extension room which was used as a bedroom with en-suite shower facilities. On the first floor are two double bedrooms and a family bathroom.

The garden areas are split into two areas - a patio area directly outside the kitchen and rear extended room, and a lower lawned area adjacent.

The property is being sold with the added bonus of a separate garage located a few minutes away off Pines Road - what3words location ///major.ascendant.roosts

TENURE	Freehold
EPC	EER: Current 63 / Potential 82
SERVICES	All mains services are believed to be connected to the property. Gas central heating. Stroud District Council tax band D - £2221.53 Ofcom checker: Broadband - standard 23 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

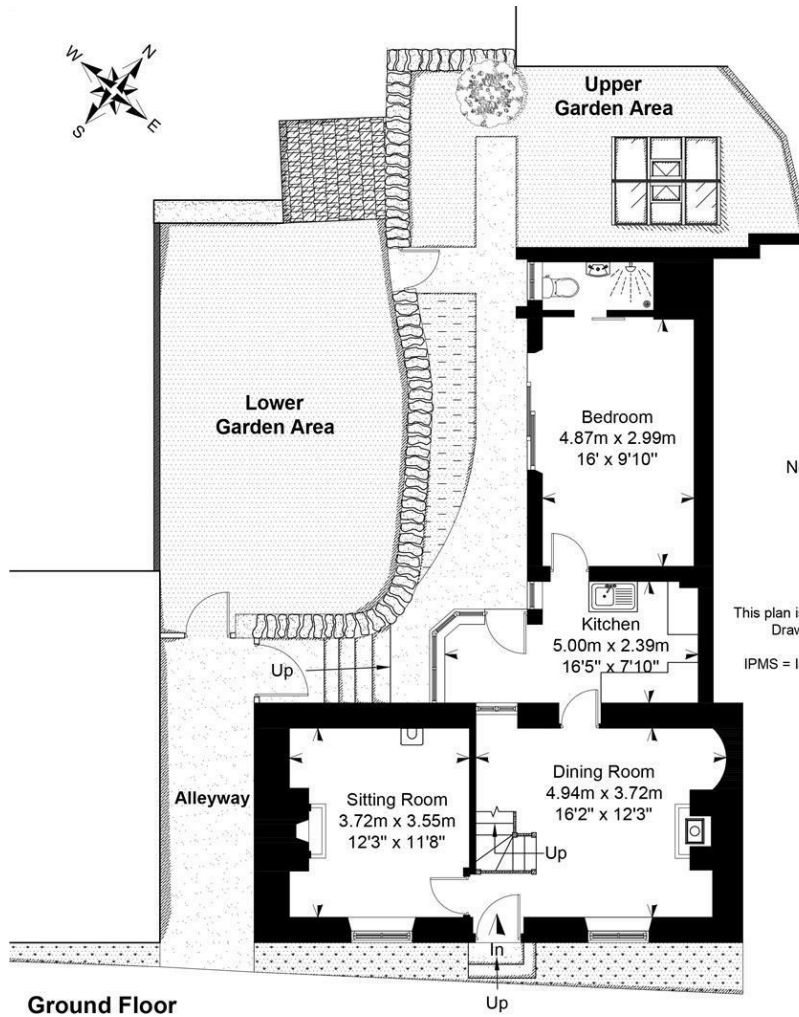
*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning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

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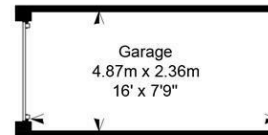




**Ground Floor**

**Elyn Cottage, Littleworth, Amberley, Gloucestershire**

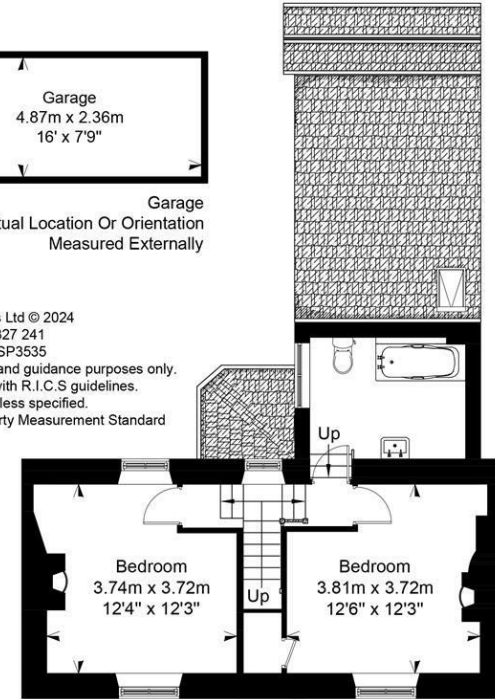
House	Approximate IPMS2 Floor Area
Garage	102 sq metres / 1098 sq feet
	11 sq metres / 118 sq feet
<b>Total</b>	<b>113 sq metres / 1216 sq feet</b>



Garage  
Not Shown In Actual Location Or Orientation  
Measured Externally

Simply Plans Ltd © 2024  
07890 327 241  
Job No SP3535

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



**First Floor**



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