

12 WELL HILL

MINCHINHAMPTON



12 Well Hill, Minchinhampton, Stroud, Gloucestershire, GL6 9JE

A DELIGHTFUL AND SPACIOUS PERIOD COTTAGE WITH HIGH CEILINGS, AN ABUNDANCE OF NATURAL LIGHT AND A CHARMING COURTYARD GARDEN, CONVENIENTLY LOCATED IN THE CENTRE OF MINCHINHAMPTON

Grade II Listed, Inner Porch, Hallway, Sitting Room/Dining Room, Kitchen, Ground Floor Cloakroom, 2 Bedrooms, Jack & Jill Bathroom, Courtyard Garden

GUIDE PRICE £465,000

DESCRIPTION

12 Well Hill is a delightful Grade II listed cottage, believed to have formed part of a Coaching Inn dating back c.200 years. What immediately distinguishes it from so many other period cottages in Minchinhampton are its spacious rooms, high ceilings and abundance of natural light. The front door leads to an inner porch which in turn opens into a welcoming and spacious hall which is filled with light thanks to an original leaded inner window. The large open-plan sitting and dining room is full of period features including original sash windows, a pretty window seat, fireplace with wood burning stove and double patio doors with direct access to the private rear courtyard. To the rear of the property a more recent single storey extension has created space for the well appointed kitchen with range cooker and additional access to the courtyard garden. There is also a ground floor guest cloakroom adjacent. On the first floor an unexpectedly spacious principal bedroom with two original sash windows and feature beam along with plenty of built in storage continue the warm and welcoming feel of this property. A large Jack and Jill bathroom, with window overlooking the garden, is accessed from both this bedroom and the hallway. There is also a pretty second double bedroom found on this floor.

The rear west-facing courtyard garden is a tranquil haven with well stocked and colourful borders, a mature feature Acer tree and two patio areas with plenty of space for table and chairs, perfect for entertaining. There is also a useful stone store and woodstore.

GENERAL INFORMATION

12 Well Hill is Grade II Listed and within a Conservation Area and an Area of Outstanding Natural Beauty. The property has a Flying Freehold over its neighbour at first floor level.

DIRECTIONS

From our Minchinhampton Office, proceed down the High Street and straight over at the junction into Well Hill where No 12 will be found shortly thereafter, on the right.

LOCATION

Situated close to the top of this charming street with plenty of street parking available, 12 Well Hill is nestled amongst a row of handsome period houses and is conveniently located close to the many amenities this popular and historic market town has to offer. Including a general store, post office, chemist, butcher and other retailers, an excellent Gastro pub (The Crown), 2 cafes (Henry's & Cucina di Amalfi), a doctors surgery, church and popular primary school all but seconds away. Minchinhampton Common which adjoins the town is perfect for dog walkers comprising 650 acres of natural countryside in the stewardship of The National Trust, available for all to enjoy. Locally there are three golf courses, one located on Minchinhampton Common and the nearby towns of Tetbury, Cirencester and Nailsworth are also a major draw. The area offers an excellent choice of primary and secondary schools, as well as several grammar schools in both Stroud and Gloucester. The town is also well located for transport links with London circa 2 hours by road or just over 90 minutes from Stroud Station. The M5 and M4 motorways are easily accessible for commuting to Bristol, Cheltenham, Gloucester and Swindon.

TENURE EPC

Freehold
N/A Grade II Listed

SERVICES

All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Band D - £2,221.53. Ofcom checker: Broadband - standard 5 Mbps superfast 80 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.

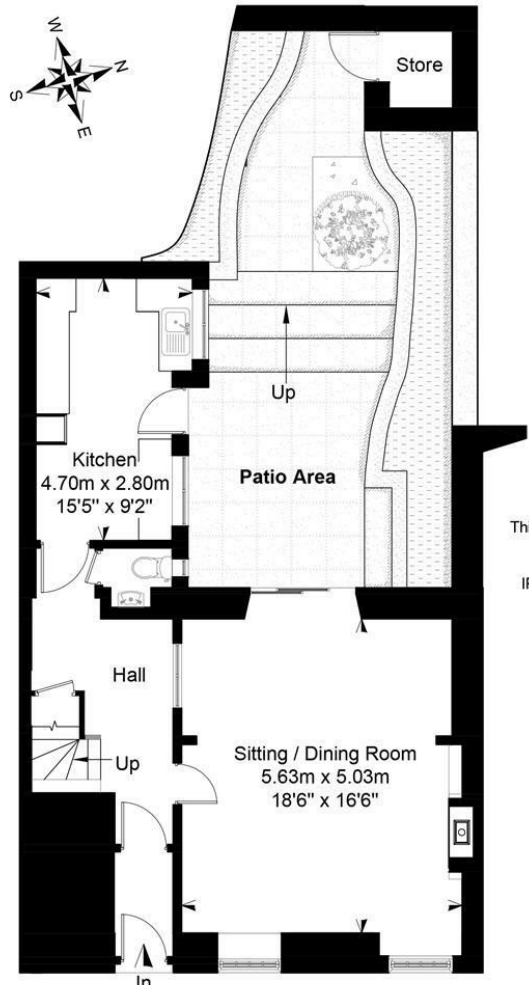
SUBJECT TO CONTRACT

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12 Well Hill, Minchinhampton, Gloucestershire

House
Approximate IPMS2 Floor Area
100 sq metres / 1076 sq feet



Ground Floor

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07890 327 241
Job No SP3551
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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