

UNICORN HOUSE · FRIDAY STREET
MINCHINHAMPTON · STROUD



MURRAYS
SALES & LETTINGS

UNICORN HOUSE
28 FRIDAY STREET
MINCHINHAMPTON
STROUD · GL6 9JL

A classic 3 bedroom Minchinhampton stone townhouse located on a quiet lane just a stone's throw from the historic market place

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £725,000

FEATURES

- Attractive period cottage
- Grade II Listed
- 26 foot sitting room
- 3 bedrooms
- 2 bathrooms
- Roof terrace
- South facing patio garden
- Excellent location
- Close to all local amenities
- Freehold



DESCRIPTION

Unicorn House is a handsome Grade II Listed period townhouse set over three storeys, believed to date back to the eighteenth century.

Entered via a lobby with a glazed wooden door to two connecting reception rooms, featuring a stone fireplace with beams and fitted storage cupboards to either side. The adjoining kitchen, fitted with Shaker style units, has a Rayburn cooker, electric hob, ceramic sink and space for a dishwasher, a further freestanding cooker and an under counter fridge freezer. This links to the dining room with access to a delightful south-facing courtyard garden with two brick built outbuildings, one with plumbing, electrics and space for a washing machine, tumble drier and/or further refrigeration if desired. The whole ground floor is laid with stone flags.

A wooden painted staircase rises from the main living area to the first floor, featuring two spacious double bedrooms (both with integral estate carpenter built wooden wardrobes) and a family bathroom with a roll top bath, Fired Earth freestanding enamel sink unit with nickel taps, matching towel rails and a connecting shower room with WC. To the side is a sun deck where the current owners tell us they enjoy views and light until sunset all year round. On the second floor is an impressive principal suite comprising a spacious double bedroom with a beamed vaulted

ceiling and a large connecting shower room with room for a second bath if required. This room has further storage cupboards with hanging rails set into the eaves. Doors throughout are wooden with original hardware or latches.

The entire house is painted in sympathetic pale Farrow and Ball or Earthborn shades and is presented in exceptional decorative order.





DIRECTIONS

From our Minchinhampton office, go up the High Street and turn right at Market Place onto Friday Street. Unicorn House can be found a short distance at the top of the street on the right.

LOCATION

Minchinhampton is a historic Cotswold market town referenced in the Domesday Book with Friday Street, lined by attractive period properties, being one of its oldest streets with homes dating back to 1568. With most of the houses remodelled in the 17th and 18th Centuries, Friday Street maintains its appearance from the 1800's to this day (according to British History Online).

Unicorn House is at the top end of the street close to the town's iconic Market Place and High Street with The Crown (bistro pub), an Italian restaurant, popular Henry's café, corner shop, hairdresser, chemist, butcher and beautician among other independent stores. The town offers excellent local schooling and it's own GP surgery.

The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links. Stroud has a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

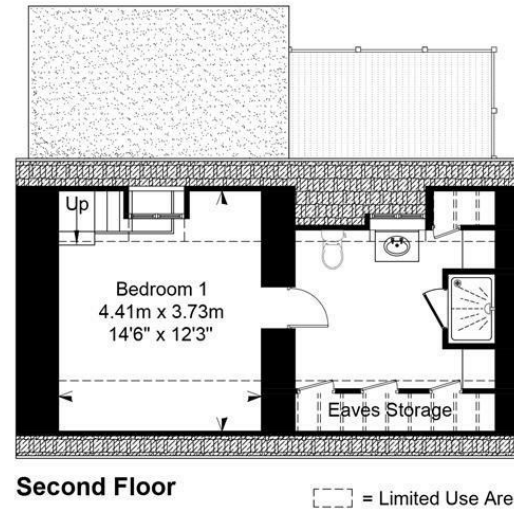
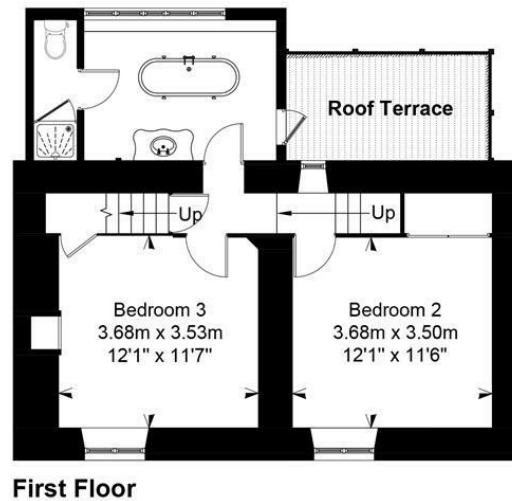
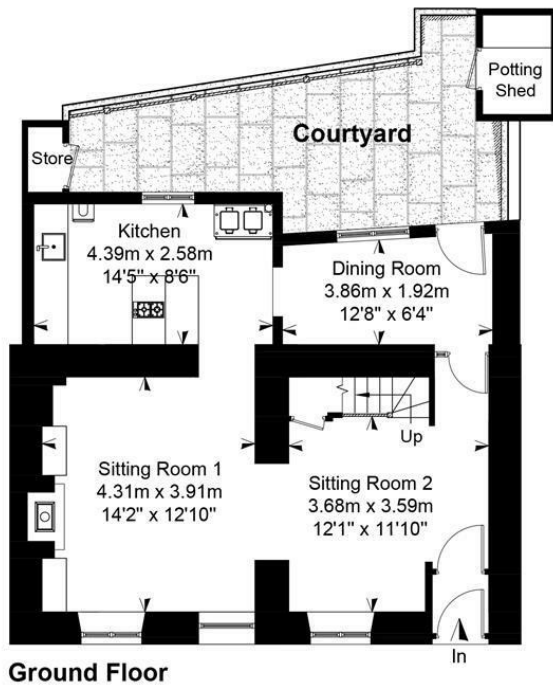
Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.



28 Friday Street, Minchinhampton, Gloucestershire

House Approximate IPMS2 Floor Area 141 sq metres / 1517 sq feet

(Includes Limited Use Area 12 sq metres / 129 sq feet)



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07890 327 241
Job No SP3646
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

MURRAYS

SALES & LETTINGS

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41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

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SERVICES

All mains services are connected to the property, gas central heating. Stroud District Council Tax Band D £2221.53. Ofcom checker: Broadband - standard 5 Mbps superfast 80 Mbps, All Mobile Networks are likely.

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

For more information or to book a viewing please call our Minchinhampton office on 01453 886334