

Knapp Cottage

Birdlip Hill, Birdlip, Gloucester, GL3 4SL



**BRUTON
KNOWLES**



- Well located 2 bedroom cottage for sale
- In need of renovation
- Additional woodland available

For Sale |

brutonknowles.co.uk

Knapp Cottage, Birdlip Hill, Birdlip, Gloucester, GL3 4SL

Guide Price £375,000 **Freehold**



Introduction

A unique opportunity to acquire a well located 2 bedroom character cottage in need of full renovation.

Cheltenham 7.2 miles, Gloucester 8.3 miles, Stroud 8.9 miles and Bristol 40.6 miles

26.90 acres of woodland available by separate negotiation.



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Location

Knapp Cottage is situated in an elevated position on Birdlip Hill, on the edge of the Cotswold Area of Outstanding Natural Beauty. The property is accessed via a shared access track directly adjoining the classified highway. The property is well located with easy access to the A417, which connects Cheltenham and Cirencester. Junction 11A of the M5 is in close proximity, lying 6.1 miles to the west.

Description

The cottage is a Cotswold stone two storey detached property with a small lawn to the front, set in approximately 0.41 acre.

The accommodation briefly comprises: a front entrance porch, downstairs family bathroom, kitchen, reception room and living room. In addition, there are two bedrooms on the first floor. Knapp Cottage has character and charm but would benefit from an extension/full renovation. The property benefits from a picturesque private garden laid to lawn with mature shrubs and woodland beyond.

The garden area is well positioned being south west facing. There is also a detached garage and wrap around driveway which leads up to the house with parking for several cars. We understand the access from the classified highway to be a full right of way.

Accommodation (Approx. GIA/NIA)

	Sq ft	Sq m
House	603	56
Store	129	12
Total (GEA Approx)	732	68

Council Tax

The Council Tax Band is D.

Local Planning Authority

The property is situated within the Local Authority of Tewkesbury Borough Council.

Services

Knapp Cottage is connected to mains water and electricity. There is no central heating, instead the property benefits from two log burners and double glazing throughout. Drainage is supplied via a private septic tank.

Energy performance certificate

Band G (20) Expires December 2034

Tenure

Freehold with Vacant Possession.

VAT

The property is not elected for VAT.

Legal Costs

Each party is responsible for their own legal and professional fees.

Overage Clause

There is no overage clause proposed as part of the sale.

Terms / Method of Sale

The property is for sale via Private Treaty. Offers should be submitted to the sole selling agents in writing to: Eleanor Isaac at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF. Telephone: 01452 880000 or by email eleanor.isaac@brutonknowles.co.uk

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Access Rights

The cottage is accessed via a right of way from the classified highway.

Environmental Schemes

We understand the land is not entered into any agri-environmental schemes.

Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only and no guarantee or warranty.

Viewing

Viewings will be strictly by appointment only with Bruton Knowles as the sole selling agents.

Additional Land

There is additional woodland available by separate negotiation.

Subject to Contract July 2025

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken July 2025.

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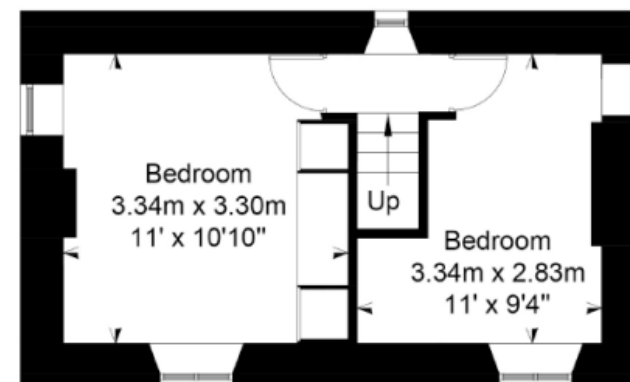
Knapp Cottage, Birdlip Hill, Witcombe, Gloucestershire

Approximate IPMS2 Floor Area

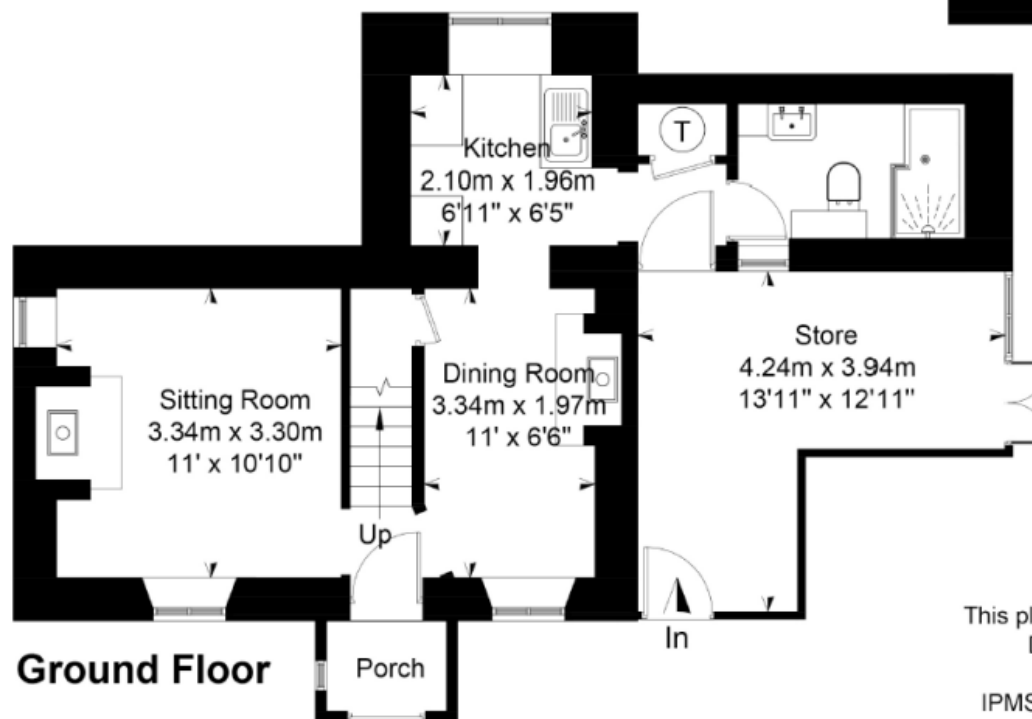
House 56 sq metres / 603 sq feet

Store 12 sq metres / 129 sq feet

Total 68 sq metres / 732 sq feet



First Floor



Ground Floor



Simply Plans Ltd © 2024

07890 327 241

Job No SP3620

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

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Contact:

Eleanor Isaac MRICS FAAV

Senior Rural Surveyor

T: 01452 880076

E: Eleanor.isaac@brutonknowles.co.uk

Gloucester office:

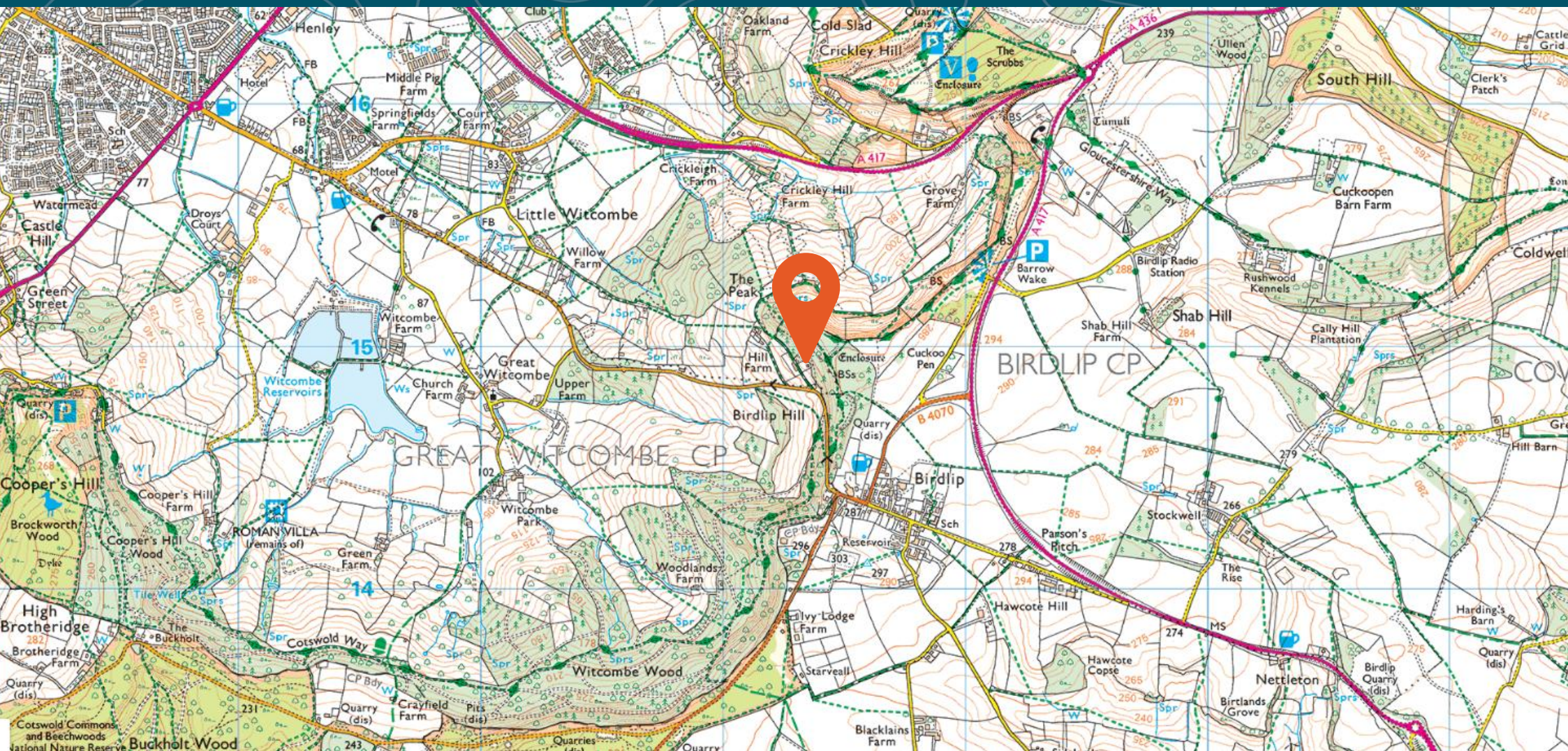
Olympus House, Olympus Park,
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T: 01452 880000



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what3words table.lamp.spoon



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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