

# THE BULL HOUSE

WESTRIP  
GLOUCESTERSHIRE



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# The Bull House, Westrip, Stroud, Gloucestershire, GL6 6HA

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**TUCKED AWAY FROM VIEW IN A SELECT DEVELOPMENT OF BARN CONVERSIONS, THIS GRADE II HOME RETAINS AN ARRAY OF FEATURES TYPICAL OF ITS ORIGIN.**

**Kitchen, Sitting/Dining Room, 3 Bedrooms, Bathroom, Parking, Garage, Garden**

**GUIDE PRICE £550,000**

## DESCRIPTION

Tucked away from view in a select development of barn conversions, this Grade II Listed home retains an array of period features typical of its origin. Once part of Westrip Farm, the property has been cleverly converted and now offers 3 bedroom, large sitting/dining room, parking, garage and garden to the rear. Constructed in Cotswold Stone the accommodation is located over two floors and comprises; kitchen fitted with a range of units and sitting/dining room with space for a wood burning stove. On the first floor there are three bedrooms together with the family bathroom.

Parking for up to 3 cars is available to the front of the house together with access to the garage. A side entrance leads to a covered seating area and steps up to the rear garden.

## DIRECTIONS

The property is located by leaving Stroud in the direction of the M5 motorway. On reaching Cainscross Roundabout take the second exit onto Westward Road. At the traffic lights turn right signposted to Cashes Green and Randwick. Continue straight over the mini roundabout and then left after a short distance into Westrip Lane. Follow the road along turning right into Redhouse Lane (approximately 4th turning on the right). Continue up the lane for a short distance before forking off to the right (opposite the turning to Far Westrip) to a small complex of around 4 properties. The Bull House can be found in the far right hand corner.

## LOCATION

Westrip occupies a pretty hilltop community between the towns of Stroud and Stonehouse, both providing excellent shopping facilities and two grammar schools. With a lovely rural feel, the area offers lovely countryside walks including to a public house. Stroud offers more extensive everyday facilities including a leisure centre, cinema and many golf courses in the

surrounding areas. Once described as "The Covent Garden of the Cotswolds", Stroud is a market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, bookstores, a vibrant Farmers' Market every Saturday.

Regular bus services can be found nearby servicing routes to the main line railway stations at Stonehouse and Stroud, both feeding into London Paddington. The main centres of Gloucester, Cheltenham and Bristol, are all easily accessible via the M4 and M5 motorways and A38.

Motorway M5 J13 Stroud - 3 miles, Motorway M4 J15 Swindon - 33 miles, Gloucester Railway Station - 13.5 miles, Stonehouse Railway Station - 1.5 miles, Cheltenham (central) - 20 miles, Bristol Temple Meads - 30 miles, Bristol Airport - 40 miles. Distances are approximate.

<b>TENURE</b>	<b>Freehold</b>
<b>EPC</b>	<b>Exempt as Grade II Listed</b>
<b>SERVICES</b>	<b>All mains services are believed to be connected to the property. Gas central heating. Stroud District Council: Band D</b>
<b>VIEWING</b>	<b>By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552, who will be pleased to show prospective purchasers around the property</b>

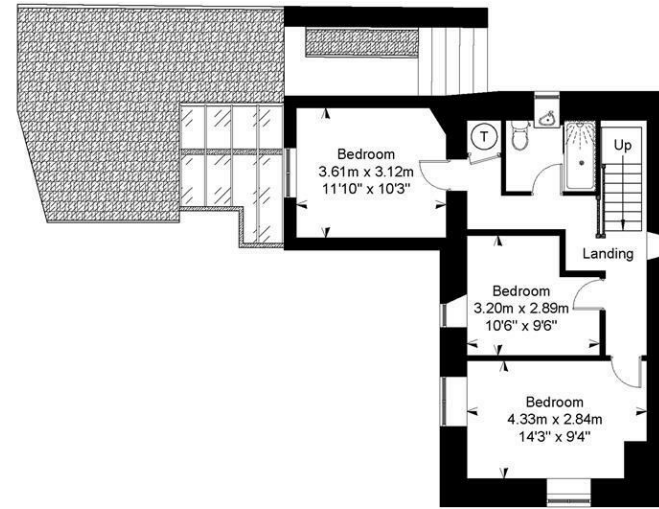
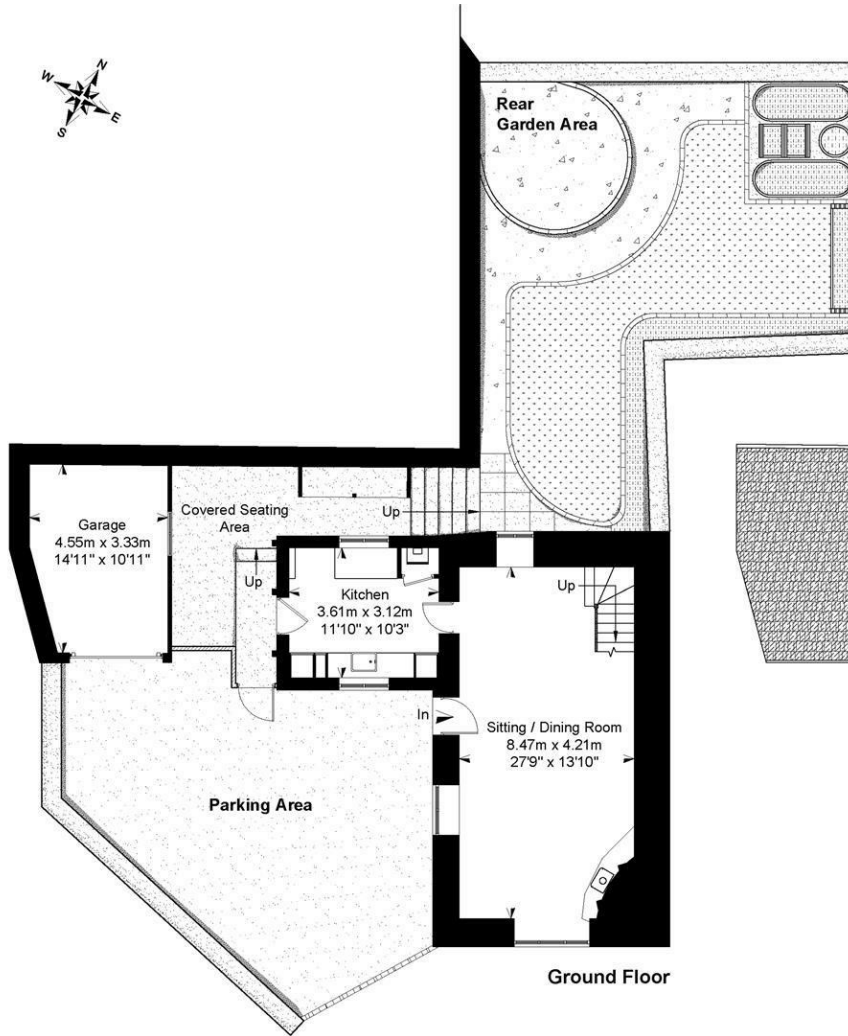
*AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning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

## SUBJECT TO CONTRACT

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**The Bull House, Westrip, Stroud, Gloucestershire**

House	Approximate IPMS2 Floor Area
Garage	97 sq metres / 1044 sq feet
	14 sq metres / 150 sq feet
<b>Total</b>	<b>111 sq metres / 1194 sq feet</b>

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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



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