



Broad St, Middleyard, Kings Stanley, GL10 3QQ
Offers Over £325,000

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Hunter's Estate Agents are pleased to present this charming two-bedroom detached Cotswold-stone cottage, beautifully positioned in Middleyard Kings Stanley. Set on a slightly elevated plot with gardens around 3 sides of the property, it enjoys a sense of privacy along with lovely distant views from the garden. The cottage is offered to the market with no onward chain, and while it is in need of updating, it provides an excellent opportunity for a buyer seeking a character home they can extend or improve subject to the relevant permissions. Inside, an entrance hallway with a feature stone wall leads to a cosy sitting room complete with a wood burner, a kitchen-breakfast room, rear lobby and a garden room that connects the home to its outdoor spaces. Upstairs, there are two double bedrooms and a bathroom fitted with a coloured suite. Externally, the property benefits from a very useful detached single garage, ideal for storage or dare I say it, even parking a car in! With its traditional stone construction, appealing layout and clear potential for enhancement, this cottage represents a rare chance to secure a characterful home in a sought-after village setting.





Amenities

The property is located in Middleyard, Kings Stanley which is a very popular village served by a number of local facilities including a post office, Co-operative supermarket and sports club with bar and playing fields incorporating a part-time coffee shop. The local village pub (The Village Inn) is soon to reopen. There is a thriving local primary school, a playground for younger children. Kings Stanley lies in a predominantly rural position with delightful and far reaching views in various directions including the Cotswold hills, whilst residents enjoy an ever present sense of community life a good bus route and easy access to both open countryside as well as nearby towns such as Stonehouse and Stroud. Each has further comprehensive amenities which including main line rail links to London Paddington.

Directions

If coming from Selsley, the property will be found on the left set back and elevated opposite the Greencourt turning on the right. There is parking available on the street.

Hallway

Storage heater, UPVC double glazed front door, stone wall feature, wooden staircase to the first floor.

Sitting Room

Wood burner set to a stone surround and heath, double glazed window with deep sill to the front additional fixed double glazed window with deep sill to the



side. Two storage heaters, ceiling beam, shelved curved cupboard containing the consumer units.

Kitchen Breakfast Room

With wall and base units, worktops, stainless steel sink with mixer tap. Double glazed window to the front and additional double glazed window to the rear. Storage heater, plumbing and space for a washing machine, electric cooker point. Door to a rear lobby.

Rear Lobby

Steps leading to the back door and door into garden room.

Garden Room

Storage heater, polycarbonate roof, two double glazed window windows into the rear garden, wall beam feature.

Landing

Storage heater, doors to...

Bedroom 1

Double glazed window with deep sill, linen cupboard, electric panel heater, built cupboard into eaves, additional shelf cupboard alongside.

Bedroom 2

Double glazed window to front, pitched ceiling.



Bathroom

Incorporating a coloured suite to include a pedestal basin, WC, panelled bath, double glazed window with deep sill, heated towel rail and storage heater.

Outside

Gardens

There are gardens surrounding the property: To the rear, a parsley paved and grasped area with Cotswold stone borders and useful storage shed. A picket style gate leads to the side garden with a further picket style gate to the opposite side of the Cottage. The side garden is mainly laid to grass with a pathway to the front garden, cold water tap, greenhouse and vegetable beds. A pathway runs down the edge alongside to meet the detached garage. The front garden is laid to lawn with a stepped pathway to the front door and leading down to a metal gate with a light on-route. A side path to the left leads to the rear garden with contort stain shrub beds and an outside lantern to the front elevation.

Detached Garage

There is a detached garage with light and power.

Tenure

Freehold

Council Tax Band D



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	75
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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