



**HUNTERS**<sup>®</sup>  
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Standish, Stonehouse | £375,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is D. It has the potential to be A.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



We are in receipt of an offer of £380,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Offered with no chain, Hunters Estate Agents are pleased to present this charming three-bedroom detached cottage, set within an approximately half-acre plot and offering beautiful countryside views. Dating back around 100 years, the property is full of character but would benefit from modernisation, providing an excellent opportunity to create a bespoke home. The ground floor accommodation comprises an porch, entrance hall, sitting room, living room, kitchen, dining room, boot room, and a further hall with utility area. Upstairs, the first floor offers a principal bedroom with dressing room, two additional bedrooms, and a family bathroom. Externally, the property boasts generous gardens with various sheds, a garage and off-street parking

#### PUBLIC NOTICE

THE SHIELING STANDISH. We are in receipt of an offer of £375,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

#### PORCH

Double Glazed entrance door and wooden framed windows.

#### ENTRANCE HALL

Accessed via Wooden door, radiator and understairs cupboard

#### SITTING ROOM

11'10" x 11'9"

Metal framed double glazed windows, radiator, storage cupboard and fitted storage.

#### LIVING ROOM

19'0" x 11'10"

Metal framed double glazed windows, radiator and exposed beams

#### DINING ROOM

14'2" x 10'0"

Metal framed double glazed windows, views, radiator and exposed beams

#### KITCHEN

9'8" x 8'4"

Range of wall, floor & draw kitchen units, rolltop work surfaces, drainer stainless steel sink, space for cooker, radiator, metal framed double glazed window, door to garden and access to loft space.

#### STUDY

9'6" x 7'4"

Metal framed double glazed window with views.

#### HALL

7'8" x 5'7"

Metal framed double glazed door to garden, radiator.

#### UTILITY AREA

7'6" x 4'11"

Metal framed double glazed windows. plumbing for washing machine, sink with Triton electric shower.

#### FIRST FLOOR LANDING

Metal framed double glazed window and a radiator.

#### BEDROOM ONE

11'7" x 10'11"

Metal framed double glazed windows, radiator, exposed beam and a sink.

#### DRESSING ROOM

9'3" x 7'3"

Metal framed double glazed window, built-in wardrobe, phone point and exposed beam

#### BEDROOM TWO

11'9" x 10'9"

Metal framed double glazed windows, radiator and exposed beam

#### BEDROOM THREE

11'3" x 10'0"

Metal framed double glazed windows with views, built-in wardrobe, radiator and a sink/

#### BATHROOM

10'8" x 9'5"

WC, vanity sink, panelled bath, shower off mains, splashback tiling, vinyl flooring, metal framed double glazed & frosted window and cupboard containing Vaillant boiler.

#### EXTERIOR

The wrap-around gardens is mainly laid to lawn. further benefits include various sheds, fence/hedge borders, vegetable patches, bedding areas, outside tap, outside lighting, patio, water butt, fenced areas for chickens/dog kennels.

#### GARAGE

17'9" x 11'8"

Up & over door, power, lighting and windows.

#### STORE

17'10" x 8'4"

Windows.

#### OFF-STREET PARKING

Gated access with parking for a number of vehicles.

#### AGENT NOTES

Please note that due to the condition of the property - it may limit the ability to secure a mortgage.

#### COUNCIL TAX BAND

The council tax band is F.

#### AML CHECKS

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

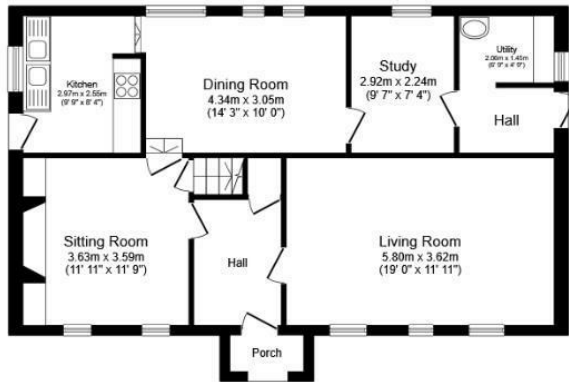
#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.

# The Shieling, Stonehouse, Standish, GL10 3DN, GB



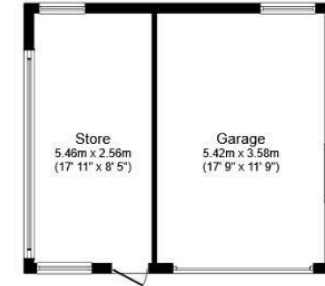
## Ground Floor

Floor area 87.4 sq.m. (940 sq.ft.)



## First Floor

Floor area 87.4 sq.m. (940 sq.ft.)



## Outbuilding

Floor area 33.5 sq.m. (360 sq.ft.)

Total floor area: 174.9 sq.m. (1,882sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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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