



SHOESTRING COTTAGE · TIBBIWELL LANE · PAINSWICK ·

MURRAYS
SALES & LETTINGS

SHOESTRING
COTTAGE TIBBIWELL LANE
PAINSWICK
GL6 6XX

A charming 17th Century cottage in the heart of the Cotswold village of Painswick, offering 4 bedrooms, period features, and magnificent views.

BEDROOMS: 4

BATHROOMS: 1

RECEPTION ROOMS: 3

GUIDE PRICE £695,000

FEATURES

- Grade II Listed Cottage
- Character Features
- Landscaped Garden
- Far Reaching Views
- Central Village Location
- Useful Ancillary Store
- Accommodation Over 3 Storeys
- Opportunity to Develop Top Floor (STPP)
- 3 Reception Rooms
- Generously Proportioned



DESCRIPTION

Dating back to the late 17th century, Shoestring Cottage enjoys quintessential period charm in the heart of the village.

The home is steeped with character features including a traditional inglenook fireplace, fitted with gas stove, wooden beams, wall panelling and a box window with a cosy seating alcove in the sitting room, as well as hardwood flooring and an ornate stone fireplace in the dining room. The lower ground level, accessible through a hatch in the hallway, offers a useful cellar.

Terracotta stone tiles bring character to the c.19th century extended kitchen. Within this well-lit room you'll find units to one side with a sink and an emerald, green, dual oven AGA with a complimentary Talavera ceramic tiled backsplash on the opposing aspect with ample space for a table and chairs, the kitchen serves as a welcoming, informal dining area. At the rear of the house, the good sized garden room showcases the exceptional garden, whilst offering additional living space.

Three first-floor bedrooms and a second floor bedroom, are served by the family bathroom, all with exceptional views over the garden and valley. The first-floor bedrooms benefit from built-in wardrobes and storage cupboards, while the top floor bedroom enjoys direct access to the loft space.

Adorned with a beautiful selection of foliage, the garden is mainly laid to lawn, enclosed with Cotswold stone walls and hedgerows. An



archway at the top of the garden opens into a secluded area offering far-reaching views towards Frith Wood Nature Reserve, which is where the previous name of the home, Frith View, originated. The garden also benefits from a choice of patio seating areas.





DIRECTIONS

Shoestring Cottage is most easily located by leaving our Painswick office and turning into Victoria Street towards the village centre. Follow the road round to the left and then turn right into Tibbiwell Lane. Shoestring Cottage will be found shortly afterwards on the left hand side.

LOCATION

Painswick, affectionately known as "The Queen of the Cotswolds", is one of the most popular villages in Gloucestershire, well known for its church spire, ninety nine Yew trees and its quaint narrow streets, the village has a wealth of traditional Cotswold limestone houses and cottages. Local amenities include a sought after primary school, hotel, restaurants, two public houses, a wide variety of shops, medical centre, golf course and other facilities. There are lovely country walks including nearby Painswick Beacon.

The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles away and is easily accessible, as are Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station in nearby Stroud brings London within 90 minutes.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.

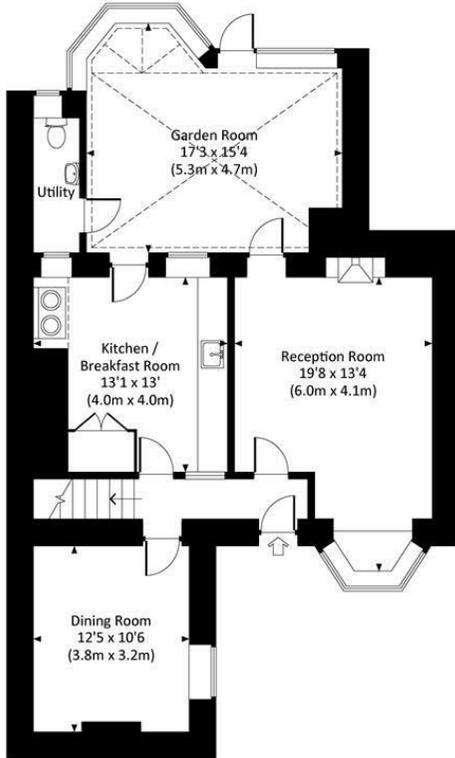


SHOESTRING COTTAGE, TIBBIWELL STREET, GL6

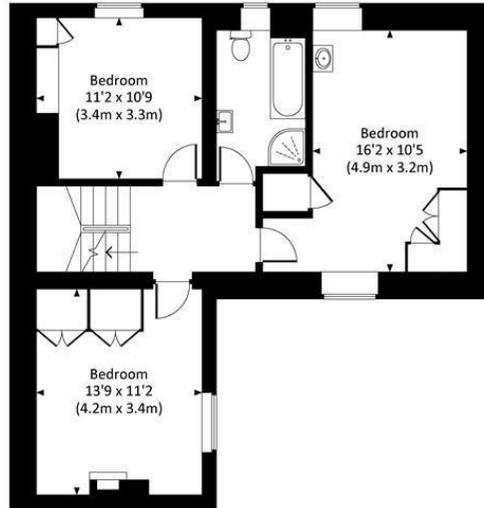
Approx. gross internal area 2031 Sq Ft. / 188.7 Sq M.

Approx. gross internal area 2190 Sq Ft. / 203.5 Sq M. Inc. Restricted Height

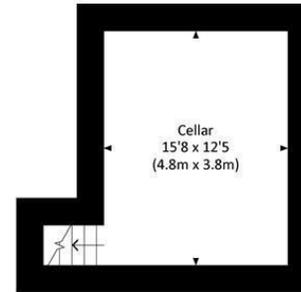
Approx. gross internal area 2212 Sq Ft. / 205.5 Sq M. Inc. Garden Store



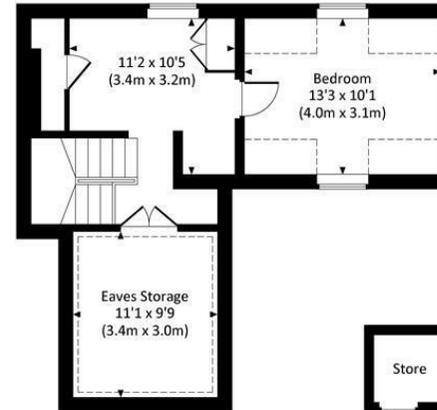
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

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TENURE

Freehold

EPC

Exempt

SERVICES

All mains' services are believed to be connected to the property. Gas central heating. Stroud District Council, tax band F, £3,354.92 per annum 2025/2026. OFCOM Checker: Broadband, Standard 19Mbps, Superfast 80Mbps. Mobile, EE, O2, Three and Vodafone all Good or Variable.

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 Painswick office on 01452 814655