



# Pathways

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£455,000



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# Pathways, Tibbiwell Lane, Painswick, Stroud, Gloucestershire, GL6 6XX

**A charming, detached cottage, set in a lovely tucked away position, within the centre of Painswick and all its amenities. Character features throughout. Impressive conservatory and stylish Farmhouse style kitchen. Enclosed and established landscaped garden. No Chain**

Fine & Country are delighted to bring to the market, chain free, this charming and character filled Cotswold stone cottage set in a lovely tucked away position, within the centre of Painswick and all its amenities. Character features include exposed stone work and timbers. The accommodation briefly consists; entrance hall, sitting room, kitchen/breakfast room and impressive conservatory on the ground floor, with a useful cellar and wine store, whilst upstairs on the first floor you will find the two double bedrooms and bathroom. Benefits include double glazing (where specified) and gas central heating.

The enclosed and established landscaped garden is of particular note with well stocked flower borders and interspersed by small trees and shrubs, along informal seating area's giving you pleasant area's to sit out and enjoy the sunshine and view

**Amenities:** The Cotswold village of Painswick to the north of Stroud is considered by many to be the most sought after village within the Stroud Valleys. The village still retains many impressive Georgian properties with numerous Cotswold stone cottages and a church with a renowned number of Yew Trees. The village offers a number of shops including grocery, post office, antique shops, and a golf course. There are two Public Houses and a Primary School. The main town centre of Stroud is 4 miles to the south and the cities of Gloucester / Cheltenham are 5 and 7 miles to the north. Both can offer a comprehensive range of shopping and banking facilities, first class schooling facilities catering for all grades and age groups and both have a Leisure Centre, British Rail mainline station and access to the M5 & M4 motorways.

## Entrance Hall

Door to side, stained glass window to front, stairs to first floor, radiator and tiled floor.

## Sitting Room 4.18m (13'9") x 3.73m (12'3")

Double glazed window to front with fitted screen, exposed timber, picture rail, wall light points, fire place with living flame gas fire/decorative stove, concealed storage, radiator, telephone point and sky point.

## Kitchen/Breakfast Room 5.7m (18'8") x 3.4m (11'2")

Double glazed French doors to conservatory, double glazed window to side, recessed down lighting, range of `Farmhouse` style wall and base units complemented with roll edged work surfaces, under unit lighting, `Belfast` style sink with mixer tap, tiled splash backs, AGA range cooker, built in oven, built in dishwasher, plumbing for washing machine, breakfast bar, `Worcester Bosch` boiler and stone floor.

## Conservatory 5.17m (17'0") x 3.78m (12'5")

Two double glazed French doors to side, double glazed windows to sides with fitted screens, fan light, wall light points, exposed stone work and stone floor with under floor heating.

## Cellar & Wine Store 3.52m (11'7") x 3.44m (11'3")

Power and light.

## First Floor

### Landing

Double glazed Velux style window to rear, access to loft space, overhead storage and linen cupboard.

### Bedroom One 4.18m (13'9") x 3.73m (12'3")

Double glazed window to front with fitted screens, access to loft space, radiator and exposed timber floor. Walk-in storage area with double glazed window to front, shelving and drawer fronted storage.

### Bedroom Two 3.42m (11'3") x 3.2m (10'6")

Double glazed window to front with fitted screen. Radiator.

### Bathroom

Double glazed window to side and Skylight. Bath with shower attachment, low level WC and pedestal wash hand basin. Built in storage, chrome heated towel rail and exposed timber floor.

### Outside

The enclosed and established landscaped garden is of particular note with well stocked flower borders and interspersed by small trees and shrubs, water feature with Koi, along informal seating area's giving you pleasant area's to sit out and enjoy the sunshine and view. Outside lighting and Useful store.

## Material Information

Title Number: GR207801

Tenure: Freehold

Conservation Area: Painswick

Grade II Listed: No

Local Authority: Stroud District

Council Tax Band: E

Annual price £2,838.76 (2025/26 - data from stroud.gov.uk)

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Flood Risk: Very Low Risk

Mobile coverage: Signal indoors is unlikely with main providers

Broadband Speed: Basic (18 Mbps) Superfast (80 Mbps)

Satellite/Fibre TV Availability: BT, Sky.

## Selling Agent

Fine & Country

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## Directions

For SAT NAV use: GL6 6XX

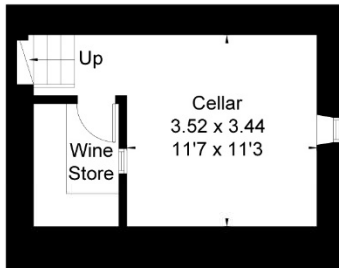
what3words: ///tenure.brilliant.bogus

From Stroud take the A46 Painswick Road to Painswick. On reaching the village continue along new street through the centre. Turn right into Victoris Street, then left into St Mary's Street. Take the first right into Tibbiwell Lane, where the entrance gate to the property will be found on your right hand side. The property is set back behind the Painswick Hotel.

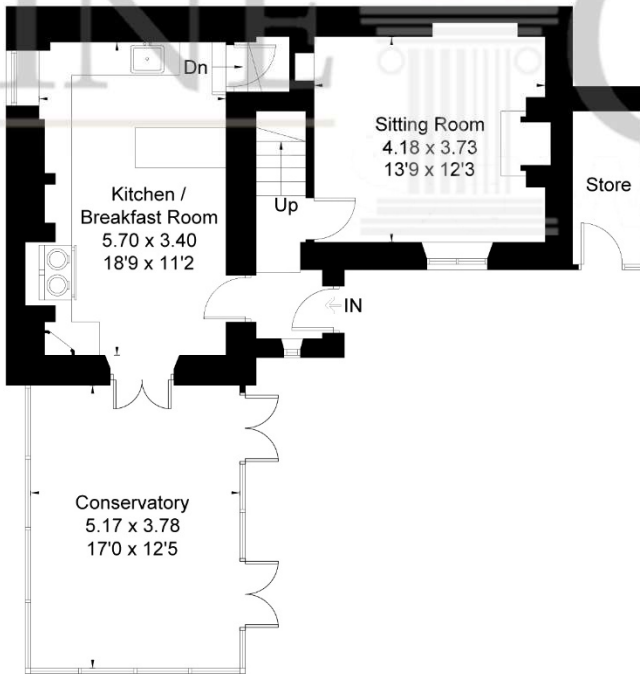
Approximate Floor Area = 106 sq m / 1141 sq ft

Cellar = 18 sq m / 193 sq ft

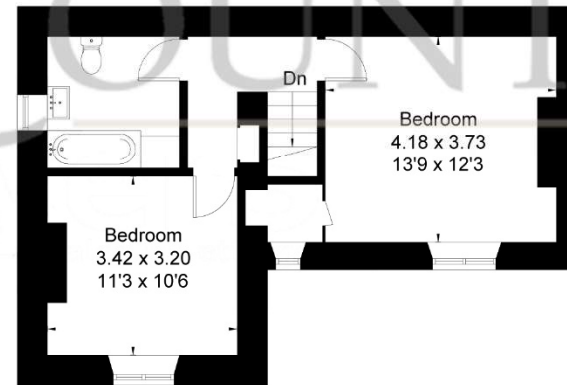
Total = 124 sq m / 1334 sq ft



Cellar



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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