



Wylam Cottage Beacon Close
Painswick, Stroud, Glos GL6 6UF



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£425,000

A RARE OPPORTUNITY to acquire an INDIVIDUAL DETACHED TWO BEDROOM BUNGALOW occupying an ELEVATED POSITION at the end of a PRIVATE ROAD and ENJOYING BREATHTAKING PANORAMIC VIEWS. It requires RENOVATION THROUGHOUT and OFFERS EXCEPTIONAL POTENTIAL to create a stunning home tailored to individual taste and requirements, OFFERED to the market WITH NO ONWARD CHAIN this unique property combines privacy, position and outstanding scope for improvement.

The accommodation comprises entrance porch, entrance hall, lounge, kitchen/dining room, two double bedrooms, and family bathroom.

Additional benefits include mature gardens surrounding the property, a summer house, ample off road parking and a detached garage with limited access for vehicles but great for storage

The village of Painswick has a Post Office, a beacon house with its magnificent Georgian frontage and The Falcon Hotel. It also has the oldest Bowling Green in England. It is undoubtedly a village for all seasons whatever the weather its tranquillity and peace make for a wonderful holiday or weekend break or village to live in.

The countryside around Painswick has large areas of National Trust Woodlands and is ideal for birdwatchers and wildlife enthusiasts. Painswick Beacon has magnificent views across the Severn Valley and on a clear day the Welsh mountains can be seen. In addition to this there is also a eighteen hole golf course, squash club, riding stables and tennis courts are close by.



Steps lead up to an aluminium entrance porch, wooden door with glazed inserts leads into:

ENTRANCE HALL

Storage/airing cupboard, radiator, various doors leading off, access into the roof space, wooden opaque glazed window to front aspect.

LOUNGE

17'11" x 12'8" (5.47m x 3.88m)

Radiator, power points, three wooden double glazed windows overlooking the front and side aspects, wooden glazed door gives access onto the rear courtyard.



KITCHEN

14'7" x 9'7" (4.46m x 2.94m)

Wooden kitchen comprising a range of base and wall mounted units, tiled splashbacks, stainless steel sink and drainer unit, radiator, power points, wooden double glazed windows to front and side aspects.

BEDROOM 1

15'0" x 11'1" (4.58m x 3.38m)

Power point, radiator, wooden double glazed door gives access to side aspect, two wooden double glazed windows to side aspect, two wooden double glazed windows overlooking the front aspect.

BEDROOM 2

10'5" x 10'4" (3.18m x 3.17m)

Power points, radiator, wooden double glazed windows to side and rear aspects.

BATHROOM

10'5" x 9'10" (3.19m x 3.02m)

Coloured suite comprising his and hers wash hand basins, close coupled w.c., bidet, Jacuzzi bath, tiled walls, wooden double glazed opaque window to rear aspect.





OUTSIDE

A five bar gate gives access to a private drive and hardstanding providing off road parking for numerous vehicles. There is also a:

DETACHED GARAGE

Currently not having vehicle access.

A pedestrian gate and steps give access to the property and the gardens surround the property and comprise a patio area, lawned area, a variety of mature trees, shrubs and bushes, a further patio area with a dome aluminium greenhouse, further patios to the rear, retaining wall . Further steps lead to a summerhouse and the oil tank supplying the domestic central heating system.



SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: E
Stroud District Council, Ebley Mill , Ebley Wharf , Stroud , Glos. GL5 4UB.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Proceed through Upton Hill on approaching Painswick Beacon bear left and around and follow the road all the way down to where it brings you up to the A46 turn left and proceed along here for a couple of miles where the private road Beacon Close can be found on the left hand side, proceed to the top where the property can be found on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



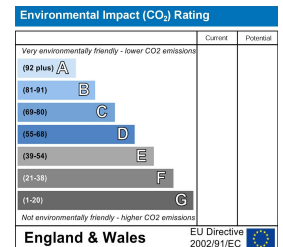
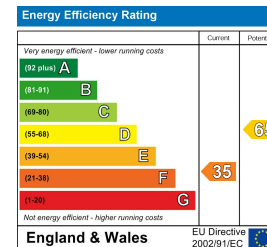




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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