



SALES & LETTINGS



Mill Row Cottages, Ryeford, Stonehouse Gloucestershire GL10 3HH

£295,000

- 1900s Cottage
- Three Bedrooms
- Woodburner
- Close Proximity to Kings Stanley and Leonard Stanley
- Two Parking Spaces
- Set Over Three Floors

The Property

****WELL-PRESENTED THREE BEDROOM TERRACED COTTAGE - SET OVER THREE FLOORS -
ALLOCATED PARKING FOR TWO VEHICLES****

TG Sales bring to the market this charming 1900s cottage, a former workers mill, located in the heart of Ryeford on the outskirts of Stonehouse.

Ground floor accommodation consists of a country-style kitchen with Belfast sink, a cosy lounge/diner with wood-burner and spacious storage cupboard.

To the first floor are two sizeable bedrooms along with the family bathroom.

The master bedroom spans the entirety of the top floor, complete with characterful beams and further storage.

Outside, the property offers both a generous front garden overlooking a mature treeline and a rear courtyard area, ideal for hosting or simply enjoying the peaceful surroundings.

The property also benefits from two parking spaces.



Situation

Ryeford is a sought-after semi-rural area on the eastern side of Stonehouse, offering a pleasant blend of countryside surroundings and convenient access to local amenities. The area is close to the Stroudwater Navigation and River Frome, providing attractive walking routes and easy access to the surrounding countryside. Stonehouse town centre is within easy reach, with a good selection of shops, cafés, pubs and everyday amenities, while the area also benefits from excellent transport connections. The M5 is just a few miles away, and Stonehouse railway station provides regular services towards London and other destinations.

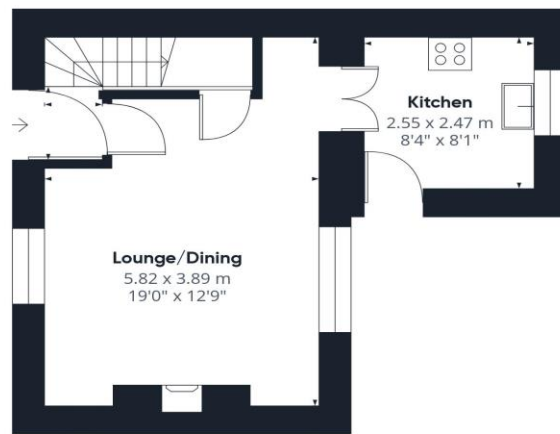
Tenure Freehold

Local Authority Stroud

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band A

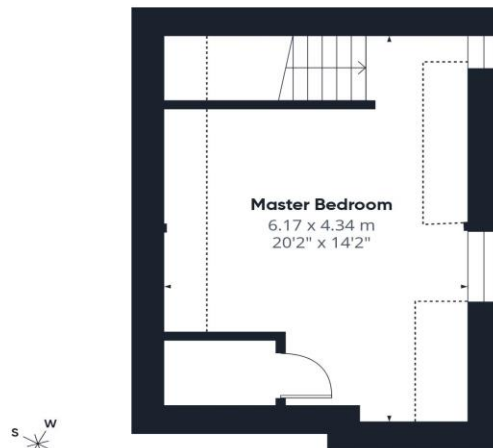




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

78.7 m²
847 ft²

Reduced headroom

7.2 m²
77 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Head Office

TG Sales & Lettings

6 Blacksmith Lane

Churchdown

Gloucestershire

GL3 2EU

Tel: 01452 311776

Email: info@tgres.co.uk

Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.