

TG

SALES & LETTINGS



Greencourt, Kings Stanley, Middleyard
Gloucestershire GL10 3QH

Offers In The Region Of £625,000

- ****No Onward Chain****
- 17th Century Cottage
- Stunning Views and Envious Location
- Five Double Bedrooms
- Steeped in Character
- Garage and Parking for up to Five Vehicles
- Spacious Garden Open to Hillside
- Quiet Cul-de-Sac Position

7

A SUBSTANTIAL FIVE-BEDROOM COTTAGE STEEPED IN HISTORY AND CHARACTER

TG Sales are delighted to welcome to the market this exceptional five-bedroom cottage, Weavers Cottage, a truly unique family home dating back to the 17th century. Once a working mill and later a public house known locally as the Weavers Arms, this remarkable property has been thoughtfully converted to offer an impressive blend of period charm and modern-day living.

Arranged over three spacious floors, the home provides versatile and well-proportioned accommodation throughout. Original features such as exposed beams, stonework, and characterful details have been beautifully preserved, creating a warm and inviting atmosphere in every room.

The ground floor offers a welcoming entrance hall leading to a spacious lounge, a cosy snug, and a well-appointed kitchen/diner, ideal for both everyday living and entertaining. A practical utility space providing access through to a picturesque rear garden, downstairs cloakroom, and integral garage further enhance the functionality of the home.

The upper floors comprise five generously sized bedrooms, including a superb principal bedroom with en-suite, alongside a stylish family bathroom.

Set in a breathtaking location, Weavers Cottage enjoys far-reaching views across the surrounding countryside, providing a peaceful and ever-changing seasonal backdrop.

Situated in the desirable village of King Stanley, the property benefits from a strong sense of community while remaining conveniently positioned for access to Stroud, Gloucester, and the wider Cotswolds.



Situation

King's Stanley is a village to the south of Stonehouse and southwest of the town of Stroud. The village is part of what is known locally as 'The Stanleys', along with its neighbours Leonard Stanley and Stanley Downton. It is set underneath the escarpment of Selsley Common and Stanley Woods and this gives fabulous views of the higher ground, especially from the Marling Close recreation field. It is ideally located, only 3 miles from Junction 13 of the M5 and quietly off the A419 Ebley bypass between Stonehouse and Stroud. Within the village itself are many local amenities including a village newsagent, Co-op, post office, hairdressers, and a village hall with playing fields. There are also local infant and junior schools as well as pre-schools. There is an abundance of countryside walks close by with great access to the Cotswold Way walking trail.

SATNAV postcode GL10 3QH

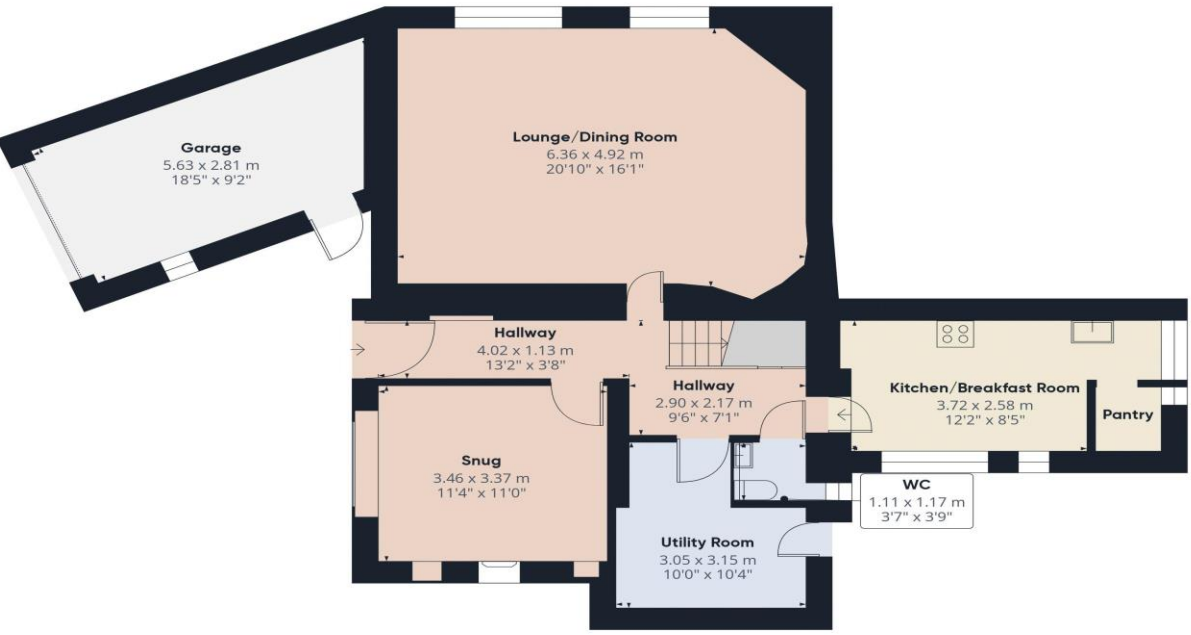
Tenure Freehold

Local Authority Stroud

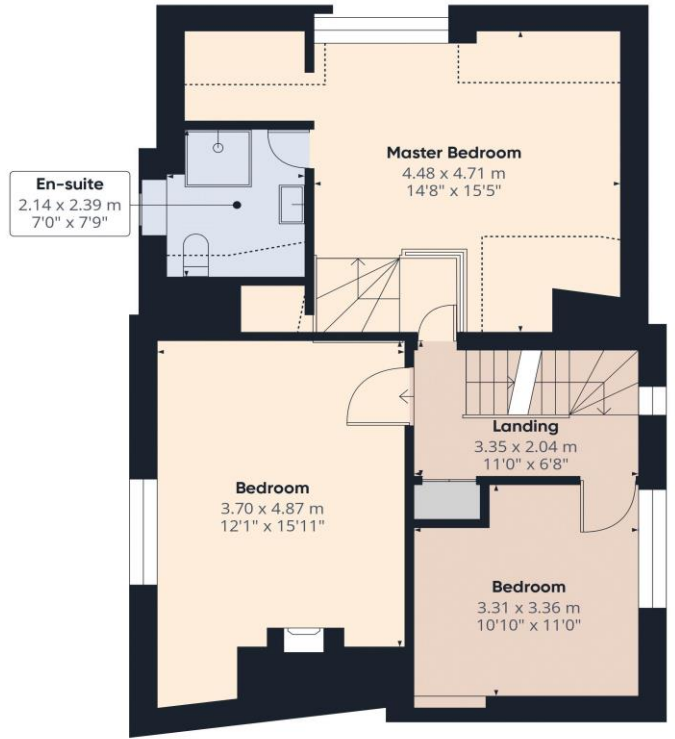
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band E





Floor 0



Floor 1

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	78
39-54	E		
21-38	F		
1-20	G		

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.