

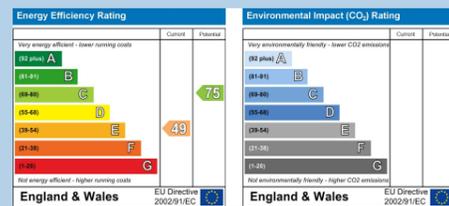


**Bramwell House, Haresfield, Stonehouse, GL10**

Approximate Area = 3067 sq ft / 285 sq m  
 Limited Use Area = 16 sq ft / 1.4 sq m  
 Outbuilding(s) = 426 sq ft / 39.5 sq m  
 Total = 3509 sq ft / 325.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©iStock.com 2023. Produced for Paper, any Estate Agents. REGD: 117736



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**Bramwell House Haresfield Stonehouse  
GL10 3DZ**

Price Guide  
**£865,000**



THIS SUBSTANTIAL FIVE/SIX BEDROOM DETACHED CHARACTERFUL HOUSE & TWO BEDROOM COTTAGE ANNEXE DO NOT DISAPPOINT, WITH SEPARATE AND PRIVATE COUNTRY GARDENS TO REAR AND GARAGE & PARKING TO MAIN HOUSE, THE PROPERTY COMPRISES: WELCOMING ENTRANCE HALL, LARGE LOUNGE WITH WOODBURNING STOVE, OPEN PLAN KITCHEN-DINING ROOM, GARDEN ROOM, UTILITY ROOM, CLOAKROOM, THREE LARGE FIRST FLOOR BEDROOMS, MASTER WITH LARGE EN SUITE, BEDROOM FIVE ACCESSED THROUGH BEDROOM SIX, SPACIOUS FAMILY BATHROOM & WC, LANDING TO SECOND FLOOR WITH TWO LARGE BEDROOMS, WASHROOM/WC AND EASY ACCESS LOFT ROOM. LARGE PRIVATE REAR GARDEN, GARAGE & OUTHOUSES & SUMMERHOUSE. ADJOINING ANNEXE OFFERS ADDITIONAL LIVING WITH SEPARATE ENTRANCE & COURTYARD GARDEN, KITCHEN WITH HISTORIC BREAD OVEN, UTILITY CUPBOARD, LOUNGE WITH WOODBURNER, TWO FIRST FLOOR BEDROOMS AND MODERN SHOWER ROOM. HOUSE ENERGY RATING: E/ ANNEXE ENERGY RATING: C. OIL HEATING THROUGHOUT.

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# Bramwell House Haresfield, Stonehouse, GL10 3DZ

## SITUATION

Set in a picturesque location, this splendid detached period house in the charming village of Haresfield, near Stonehouse, offers the tranquility of village life with easy access to local amenities and transport links. Surrounded by beautiful countryside views, perfect for leisurely walks and outdoor activities, with schooling and public house conveniently within walking distance. The property combines classic elegance with modern comfort.

## DIRECTIONS

Travelling north towards Gloucester on the A38, from Junction 12 of the M5, at the roundabout take the exit onto the B4008 towards Stonehouse, after 140 yards take the first left turning sign posted Haresfield follow the road for 3/4 of a mile, at the junction turn right continue for approximately half a mile taking a right turn before the primary school into Haresfield, the property can then be found 100 yards on the left hand side.

## DESCRIPTION

Originally a single dwelling built approximately 130 years ago, this charming property retains many character features, including a traditional bread oven, wrought iron fireplaces, and Mullion stonework windows to the front, thoughtfully upgraded with double glazing for added warmth. The house was extended to the side, providing garage space along with additional bedroom and en suite. The loft has been converted to offer two large double bedrooms and washroom with WC. Set on a generous plot of approximately 0.25 acres, the rear garden of Bramwell House offers a private and tranquil retreat, with large lawn, patio areas, water feature, pizza oven, several useful outbuildings and summer house. Upon entering the main house, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Period features throughout add charm and warmth, while the thoughtfully designed layout ensures a seamless flow between rooms, creating a harmonious living space. With five to six well appointed bedrooms over two floors and bathroom or WC on every level, this remarkable home offers both historical charm and modern comfort. The adjoining ANNEXE boasts its own private front access, courtyard garden with side entry.

## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## ENTRANCE HALLWAY

A welcoming hallway featuring an attractive sage green glazed front door and a double glazed window to front. The stone tiled flooring adds a touch of elegance, while bespoke under-stair pull out storage offers practical organisation, radiator and stairs to first floor.

## LOUNGE 6.61m x 3.44m (21'8" x 11'3")

This room exudes a warm and welcoming atmosphere, featuring an attractive fireplace with a woodburning stove, wooden mantle, and slate hearth. A cast stone 'Mullion' window to the front incorporates a double glazed unit, allowing natural light to fill the space. A door

leading through to the rear garden room, which boasts a bespoke library wall.

## OPEN PLAN KITCHEN/DINING ROOM 6.64m x 4.02m max (21'9" x 13'2" max )

This family space is ideal for entertaining while prepping, featuring attractive stone flooring that flows seamlessly from the hallway into the dining area and kitchen, creating a continuous sense of spaciousness. Dual aspect windows to the front and rear flood the room with natural light, giving it a bright and airy feel. This family room truly serves as the heart of the home, perfect for both family gatherings and entertaining guests.

## Kitchen Area:

Upgraded approximately eight years ago, this kitchen features bespoke wooden wall and base units with pull-out drawers, providing excellent storage solutions. Wooden worktops offer ample surface space for food preparation, complemented by a sink and drainer with mixer tap. Built-in appliances include a dishwasher and fridge for added convenience. The centerpiece is the 'Everhot' electric range, nestled within the chimney breast, featuring two hot plates and double ovens and two plate warmers with extractor over. A double glazed window overlooks the rear garden, while an internal door leads to the back door and cloakroom.

## Dining Area:

Offering a versatile space for both lounging and family dining, this room features a radiator, a charming 'Mullion' style window to the front and a high ceiling with attractive coving and picture rails.

## LIBRARY/GARDEN ROOM 5.58m x 4.72m max (18'3" x 15'5" max )

This versatile multi-functional room provides an ideal space for entertaining, having double glazed windows and French doors that open onto the rear patio seamlessly connecting indoor and outdoor living for social occasions and al fresco dining. A unique bespoke library wall creates a quiet reading corner, adding character and functionality. The room also benefits from a tall radiator and offers convenient access to both lounge and kitchen.

## UTILITY/BOOT ROOM

Having space for everyday essentials, plumbing for washing machine, oil fired boiler (replaced in 2017) and large pressurised water cylinder.

## CLOAKROOM

WC and wash hand basin and built in cupboard.

## ON THE FIRST FLOOR - LANDING

Leading to first floor bedrooms and bathroom, 'Mullion' style window to front and small window seat, stairs to second floor.

## MASTER BEDROOM 3.76m x 3.38m (12'4" x 11'1" )

Beautifully presented, this room features an array of built-in wooden wardrobes, a charming 'Mullion' style window to the front, a radiator and a striking original cast iron fireplace adding character and warmth to the space.

## EN SUITE

Larger than the average bathroom, this beautifully appointed space features a jacuzzi bath with tiled surround, a separate shower cubicle with jacuzzi shower for added convenience and a pedestal wash basin. Additional highlights include a ladder style radiator, underfloor heating for comfort, and a 'Mullion' style window to the front that brings in natural light.

## BEDROOM FOUR 3.45m x 3.19m (11'3" x 10'5")

Featuring a radiator, elegant picture rail, and a charming 'Mullion' style window to the front, this room blends comfort with character.

## THROUGH ROOM / STUDY 3.79m x 2.72m (12'5" x 8'11")

Forming part of the original house, this versatile room is ideal as a study or gaming space and leads into Bedroom Five, making it perfect for young adults seeking a private retreat away from the bustle of family life. The room features a double glazed window to the rear, a radiator, and a characterful cast iron fireplace.

## BEDROOM FIVE 3.53m x 3.43m (11'6" x 11'3")

Added during a later extension, this generously sized double bedroom offers a peaceful outlook over the rear garden through a double glazed window. It features a tall radiator along with the added benefit of its own private loft area, accessed via a loft ladder, leading to a fully boarded room, ideal for storage or potential hobby space.

## LOFT SPACE 3.53m x 5.60 into eves (11'6" x 18'4" into eves)

Accessed via bedroom five with loft ladder and having been boarded, with light and power, this space could be very useful for any train enthusiast.

## FAMILY BATHROOM

Offering a touch of luxury, this spacious bathroom provides a serene retreat, featuring a freestanding bathtub with shower tap, a stylish vanity wash basin with storage beneath, and a large walk-in shower with mains shower and privacy glass. Additional features include partially tiled walls, towel storage alcoves, a useful built-in cupboard for extra storage, a double-glazed window to the rear, and a ladder-style radiator. An internal privacy door leads to the separate WC, enhancing both comfort and practicality.

## ON THE SECOND FLOOR - LANDING

Landing area with double glazed window to rear with views across the escarpment.

## BEDROOM TWO 4.67m into eves x 3.43m (15'3" into eves x 11'3" )

This well designed loft conversion provides excellent space for use as a second bedroom, featuring a double glazed dormer window to the rear with far reaching views across the escarpment. The room includes a radiator and a raised over stairs storage area for added practicality. An internal door leads to an additional, generously sized loft room and storage area, which has been fully boarded and fitted with lighting for further storage.

## LOFT ROOM

Having internal door from bedroom two, this useful space provides easy access to additional loft space having been boarded and having lighting.

## BEDROOM THREE 4.65m into eves x 3.10m (15'3" into eves x 10'2")

A spacious room featuring a dormer style double-glazed window to the rear with exceptional views across the escarpment, radiator and a convenient alcove for storage.

## WASHROOM & WC

Having large vanity wash basin with storage under and WC.

## EXTERNALLY/GARAGE

The beautifully presented front garden creates a warm and welcoming first impression, featuring a wrought iron gate that opens onto a paved pathway leading to the front door, bordered by a variety of mature shrubs and trees. A block-paved driveway provides off-street parking and leads to garage doors, an additional wrought iron gate offers a second approach to the front entrance. To the rear, the property comes into its own. A lower patio area, directly accessible from the house, offers a sheltered and private space for outdoor entertaining, complete with a retaining wall and charming pebbled water feature. A set of steps leads through a Wisteria covered archway opening onto a vast lawned area with a sun patio. The winding pathway continues to a second lawned section, ideal for a children's play area or additional entertaining space passing several useful outhouses before reaching a hidden, secluded patio area, complete with a built-in pizza oven, pergola and summerhouse (3.85m x 2.92m) with hardstanding and French doors, ideal for hosting family and friends. GARAGE: 3.49m x 6.54m two front opening doors, rear personal door, larger than standard single garage and has power and lighting.

## BRAMWELL COTTAGE ANNEXE INFORMATION

This addition to the main house is offered as an airbnb or as a social area for hosting guests or family. Initially as one dwelling the property could be converted back into the main property, but currently has its own front and rear entrances along with private courtyard garden.

Internally you can find:

Kitchen: 3.28m x 2.71m Bedroom one: 3.79m x 3.44m Shower room Lounge: 4.61m x 3.76m Bedroom two: 2.78m x 2.72m Utility Room Utilities shared with main house, but council tax is charged separately for the annexe.

## AGENT NOTES

Tenure: Freehold  
Services: Water and Electric Services are connected, Oil central heating. There is a water meter.  
Council Tax Bands: Main House: 'E' Annexe: 'B'  
Broadband: Fibre to the Premises  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

## VIEWING

By appointment with the owner's sole agents as over.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

