



Baytree Cottage, Pitt Court, North Nibley, Dursley GL11 6EB

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# Baytree Cottage, Pitt Court, North Nibley, Dursley GL11 6EB

## £600,000

Sitting within a substantial plot in the idyllic hamlet of Pitt Court, North Nibley, Baytree Cottage is a charming detached residence, which has been tastefully renovated by the current vendors, offering a wonderful opportunity to enjoy village life surrounded by beautiful countryside views.

This individual three-bedroom home is approached via a generous driveway providing parking for multiple vehicles and enjoys mature, established gardens that create a peaceful and private setting.

On entering the property you are met by an entrance porch giving access to the ground floor cloakroom. From the entrance lobby an arched door leads into a spacious kitchen/breakfast room over-looking the mature gardens, ideal for everyday family living and entertaining. The welcoming sitting room flows through into the dining room/garden room, where patio doors open directly onto the delightful gardens, allowing plenty of natural light and a seamless connection to the outside space.

To the first floor are three well-proportioned bedrooms together with a family bathroom, with two of the bedrooms enjoying countryside views.

Externally, the property truly comes into its own. The extensive gardens feature a wildlife pond, lawned area, raised vegetable beds and two greenhouses, making it perfect for keen gardeners and those seeking a self-sufficient lifestyle. In addition, there is a stone and timber fronted workshop with power, lighting and stove entered via patio doors, suitable for a number of uses, timber tool shed accessed from the rear garden. There is also a substantial 20ft x 10ft summer house currently being used as a lounge/bedroom/office space with power, wired Internet access and diesel heater, offering excellent versatility for hobbies, storage or home working.

Baytree Cottage combines character, practicality and exceptional outdoor space in a sought-after rural location, making it an ideal home for those looking to embrace country living whilst remaining within easy reach of local amenities.

Nestled in the rolling hills of the Cotswolds Area of Outstanding Natural Beauty, North Nibley is a quintessential English village that offers charm, tranquillity and a strong sense of community. Surrounded by unspoilt countryside, it provides an idyllic rural lifestyle while remaining well-connected to nearby towns and cities.

The village is steeped in history and is perhaps best known for the nearby Tyndale Monument - an iconic local landmark commemorating William Tyndale, a pioneering figure in the translation of the Bible into English. With far-reaching views across the Severn Vale, the monument is a popular walking destination and a proud symbol of the area's cultural heritage.

North Nibley enjoys a traditional village atmosphere and a welcoming, active community. Local amenities include a highly regarded primary school, a well-loved pub, a parish church, and a tea-room/café perfect for enjoying a coffee with neighbours.

A wide range of countryside pursuits can be enjoyed in the surrounding area, including walking, cycling, horse riding, and golf. Despite its peaceful, tucked-away setting, the village is just a short drive from the market towns of Wotton-under-Edge and Dursley, and within easy reach of the M5 motorway, offering convenient links to Bristol, Cheltenham, Gloucester, and beyond





### **Entrance Lobby**

Via glazed door, tiled flooring, storage cupboard, arched glazed door to kitchen/breakfast room, door to;

### **Cloakroom**

Window to front aspect, radiator, wc.

### **Kitchen/Breakfast Room**

Two windows to front aspect overlooking the garden, further window to rear aspect, tiled flooring, range of wall and base units with work-surfaces, stainless steel sink unit with mixer tap, washing machine, tumbler dryer, fridge (by negotiation), integral freezer, Flavel free-standing electric oven with gas hob with extractor over, free-standing oil boiler, tiled splash-backs, radiator, under-stairs cupboard, door to;

### **Sitting Room**

Window to front aspect, stone fireplace with stove on hearth, laminate flooring, radiator, opening to;



### **Dining Area/Garden Room**

Patio doors giving access to the garden, laminate flooring, radiator, window to side aspect.

### **First Floor Accommodation**

#### **Landing Area**

Window to rear aspect, radiator, doors to;

#### **Bedroom**

Window to side aspect, radiator.

#### **Bedroom**

Window to front aspect with countryside views, radiator, wardrobes.

#### **Bathroom**

Window to front aspect, pedestal wash hand basin, wc, shower cubicle with shower, radiator, fitted drawer unit, loft hatch, part tiled walls.



### **Bedroom**

Window to front aspect with countryside views, radiator, range of fitted wardrobes.

### **Gardens**

The beautifully established and enclosed mature gardens with shingle and patio path lead to the property with extensive lawned areas leading to raised flower/vegetable beds, wild-life pond, with two greenhouses, a 20ft summer house, work-shop/hobby room/office, tool shed, further summer house, rhubarb garden and chicken coup with old outside 'privy'. There is a raised decked area to enjoy the day with various trees including an apple tree, pear tree and plum tree. The oil tank can also be found tucked away in the garden.

### **Summer House**

A 20ft x 10ft timber built Summer House with power, wired Internet access and diesel heater.



### **Workshop/Hobby Room/Office**

Further stone and timber fronted work-shop/hobby room suitable for a number of uses accessed via patio doors, ceramic tiled flooring, power and light, stove.

### **Driveway Parking**

When approaching the property you are met with extensive shingle parking for multiple vehicles with gate leading to the property.

### **Anti-Money Laundering (AML) Compliance**

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.



- Beautiful Detached Cottage in Idyllic Location Sitting in Substantial Gardens
- Fitted Kitchen/Breakfast Room and Downstairs Cloakroom
- Sitting Room leading into Dining Room/Garden Room
- Three Bedrooms, Two with Countryside Views
- Family Bathroom with Shower
- Fabulous Gardens with Various Seating Areas
- Driveway Parking for Multiple Vehicles
- Work-Shop with Two Summer Houses
- Viewing Essential

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>79</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>42</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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