



Port Lane, Brimscombe GL5 2QJ

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EXCLUSIVE



## White House, Port Lane, Brimscombe, GL5 2QJ

Fancy living in the White House? This charming attached four-bedroom Grade II Listed home, overlooking the River Frome, offers an irresistible blend of elegance, history and comfort. Arranged over 3 characterful floors, the property welcomes you with a generous entrance hallway leading to a cosy sitting room/study/snug, a flexible adaptable space for work, hobbies or relaxation. A 21ft-kitchen–dining/family room forms the heart of the home, ideal for gatherings and everyday living. The main sitting room is located on the first floor with wood burning stove and a double aspect. The large master bedroom enjoys its own en suite/wet room, complemented by three further bedrooms and a well appointed family bathroom featuring a roll-top bath, along with two additional WCs thoughtfully positioned on different levels within the house. Practicality is well covered with a separate utility room, and the outside space is equally appealing: a large garden, mostly laid to lawn and includes a delightful summer house to the far end. A former stable now serves as a highly useful outbuilding, adding to the home's versatility. With its period charm, generous proportions and idyllic setting, this is a rare opportunity to enjoy a truly distinctive riverside lifestyle.





#### **Amenities**

Brimscombe, situated along the A419 London Road, was originally a shipping port village that thrived on wealth. The old port currently has plans for regeneration to include housing, leisure and retail units. The Stroud District Council is restoring a 6.7-mile stretch of the Cotswold Canals, promising economic, heritage, leisure, and conservation benefits. The village features a primary school, proximity to Thomas Keble secondary school, and various educational institutions. Brimscombe offers a village shop, mobile post office, Fish & Chip shop, hair salon, and antiques shop. Excellent transport links via A419 and railway stations connect to Stroud, M5, Cirencester, and London Paddington.

#### **Directions**

The property is approximately 2 miles out of the centre of Stroud. From our office by the clock tower proceed along the London Road, the A419 and proceed through Thrupp. Turn right just past Brimscombe Lane onto brimscombe Hill and turn left into Port Lane. Proceed along the road bearing right and continue over the bridge and park in the Brimscombe Mill car park. As you look over the river Frome, you will see the White House peeping through the trees.

#### **Entrance Hall**

Approached through a wood and double glazed front door, feature alcove with light, Stone and oak flooring, old school style radiator, deep coats cupboard with light and rail.



#### **Kitchen Dining Room**

21'7" max x 13'8" max

A large room with oak flooring, wood burner set to a stone Ingelnook fireplace, casement window to the side. Fixed window allowing light onto a half landing, single glazed window looking out onto the rear garden. A range of shaker base units with oak worktops, space for a range style cooker, built-in basket shelves, stainless steel extractor, space for a refrigerator, Belfast sink, plumbing and space for a dishwasher, television point, ceiling beams, opening into a pantry with single glazed window, shelving and gas meter.

#### **Study/Snug/Reception 2**

14'6" a 10'0"

A flexible room with oak flooring, latch style window with deep sill to the front, radiator, cupboard housing the consumer unit, radiator. Door to lobby.

#### **Rear Lobby**

Opening into the utility room, doors lead to the WC and outside.

#### **Utility Room**

9'3" x 6'8" max

Stainless steel sink set to a base unit, double glazed latched window, extractor, worktop, plumbing for washing machine and space for a tumble dryer. Cupboard housing, a gas fired boiler, hot water cylinder.



#### **WC**

Comprising a WC, wash basin, single glazed window, extractor.

#### **First Floor Landing**

A staircase from the half landing leads to the first floor landing.

#### **Sitting Room**

20'6" x 13'7"

An impressive room with latch window to the rear garden and a further windows towards the courtyard side. Wood burner to chimney breast, ceiling beam, double radiator, door with staircase behind leading to the top floor.

#### **Bedroom 3**

11'6" x 10'2"

Radiator, latch window to the front overlooking the Frome.

#### **Bedroom 4**

11'2" x 8'1"

Painted wooden floorboards, latch window over looking the Frome, radiator.

#### **Bathroom/Shower Room**

9'3" x 6'8"

A suite comprises a corner shower cubicle, pedestal basin, roll top bath, heated towel rail, recessed lighting, latch window to the rear garden.



#### **WC**

High-level WC, wash basin, extractor.

#### **Top Floor Landing**

Doors to....

#### **Master Bedroom**

17'3" x 15'1" max

A good size double bedroom with laminate flooring, ceiling beam, double glazed latch window, double radiator, extensive fitting wardrobes and pitched ceilings. Curtain fronted walk-in recess, door to the ensuite.

#### **Ensuite Shower Room**

9'6" x 8'7"

With wet room shower with rainfall shower head and personal handset, twin pedestal wash basins, WC, mirrors with lights inset, shaver point, heated towel rail, roof window, double glazed latch window to the rear garden. Recessed lighting, majority tiled walls.

#### **Bedroom 2**

17'3" x 13'6" max

Latch window to the side, radiator, exposed ceiling timbers and access to a raised area for storage or as previously used as a great child's den!

#### **Outside**



### **Gardens & Outbuilding**

The gardens extend to 3 sides of the property. The front garden is laid to lawn with pathway running along side railings and views over the River Frome. This pathway gives access along the edge of the garden for the neighbours to enter their garden. A mature tree, pathway to door and stepping stones to a patio which joins the rear garden. The rear garden is large and predominantly laid to lawn with a patio area adjacent to the house. The garden is bound on the right along side a lower brick wall. There is a pathway to the left hand side leading to the rear of the garden. There are vegetable beds and to the far and a summer house with solar lighting and a small battery store for charging small electrical appliances. There is also a greenhouse alongside. A rear garden connects to part of the courtyard garden which can be accessed from the kitchen dining room and also approached through double wooden gates from the side of the house. Opposite the kitchen dining room door you will see a former stable/outbuilding which is majority owned by the White House and approached through the right hand door offering excellent storage with staircase leading to the first floor. Within the courtyard is a small brick well which is dry.

### **Tenure**

Flying Freehold.

### **Council Tax Band D**

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.

### **Agents Notes**

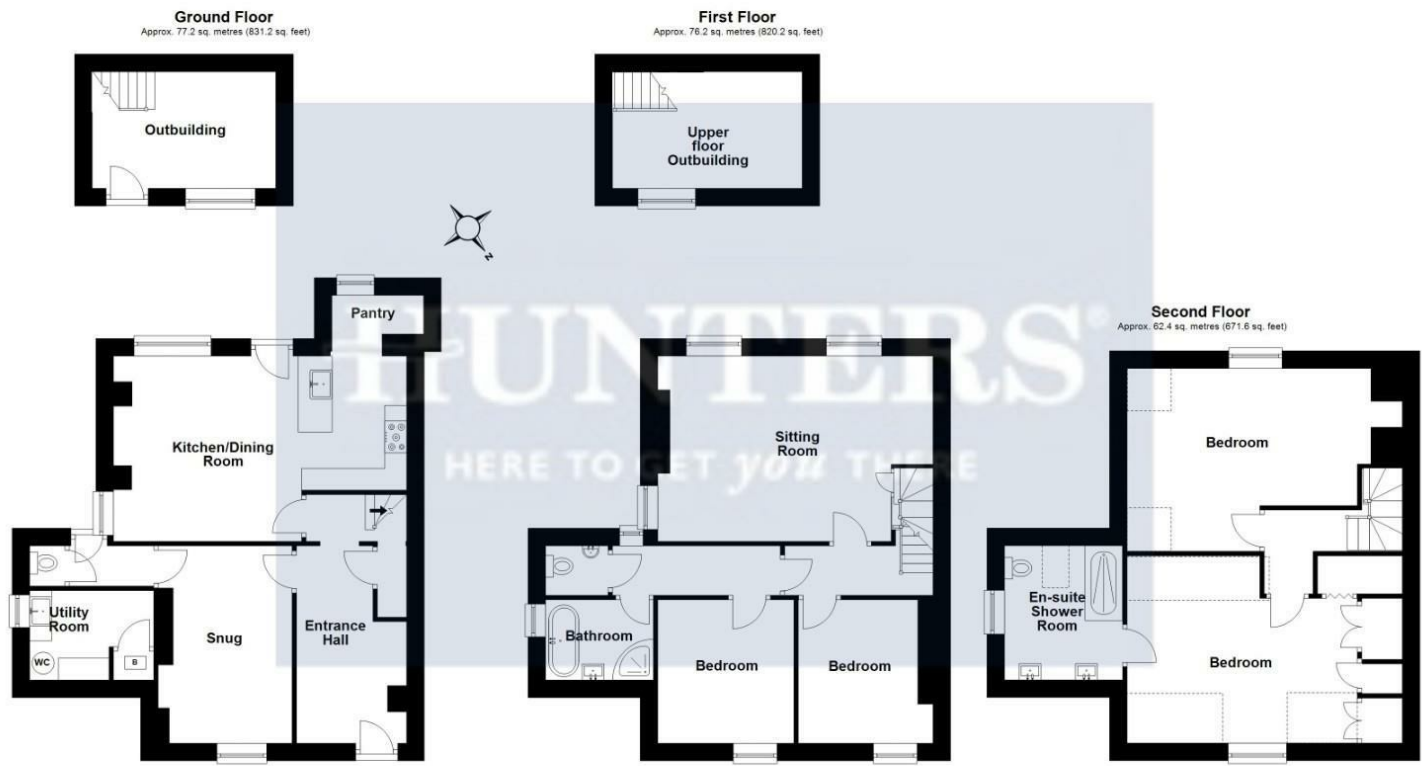
Please note that the property has a flying freehold where the cellar for the adjoining property runs under the White House. Also, there are rights of way for the adjoining neighbours to access their garden. With regard to the outbuilding, the right is owned by the sellers and access through the right hand door, the smaller proportion to the left is owned by a neighbour. The property has undergone many alterations since the owners took ownership around 16 years ago. The house is Grade II Listed and we have been told the property dates back to the early 18th century in part.

### **Social Media**

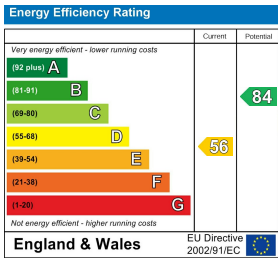
Like and share our Facebook page (@HuntersStroud) & Instagram page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing or letting your home.

### **Hunters Stroud Win GOLD Again**

We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.



Total area: approx. 215.8 sq. metres (2323.0 sq. feet)



**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Stroud - 01453 764912 <http://www.hunters.com>





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