

BARBERI COTTAGE NYMPSFIELD



WHITAKER
SEAGER



BARBERI COTTAGE, THE PLAIN NYMPSFIELD, GL10 3UE

A CHARMING TWO BEDROOM DETACHED COTTAGE OF HISTORICAL SIGNIFICANCE, SET IN GENEROUS GROUNDS WITHIN A SOUGHT-AFTER VILLAGE LOCATION.

The property

Embodying the essence of Cotswold living, Barberi Cottage is a charming period home believed to date back to circa 1790. Steeped in local history and occupying a generous plot, the property enjoys beautifully landscaped gardens and an exceptional degree of privacy.

In recent years, the cottage has been comprehensively refurbished by the current owners, successfully combining modern comforts with its period character. Improvements include limestone flagstone flooring with underfloor heating throughout the ground floor, Accoya hardwood windows with traditional ironmongery, and elegant oak internal doors.

At the heart of the home is a magnificent inglenook fireplace featuring exposed Cotswold stone walling and an inset log burning stove, creating a warm and inviting focal point.

An entrance porch opens into the dual aspect sitting room, a characterful space showcasing the impressive fireplace, exposed stone walling, ceiling beams and attractive flagstone flooring. A staircase rises to the first floor, while an oak doorway leads through to the kitchen/dining room.

The bright dual aspect kitchen/dining room is fitted with a range of shaker style wall and base units, under cabinet lighting, solid wood worktops and a traditional Belfast sink, creating a space

that is both practical and in harmony with the cottage.

Beyond the kitchen is a useful utility/boot room with additional storage, oak shelving and a skylight. A cloakroom is accessed from the utility room, while a stable door opens onto a versatile oak framed covered log store and boot area.

The first floor comprises a bright landing, two well proportioned bedrooms and a family bathroom. Both bedrooms enjoy deep window seats and attractive garden views. The fully tiled bathroom is fitted with a stylish double ended bath with a thermostatic rainfall shower over.

Property Info:
Mains drainage. Oil fired central heating.
Ofcom advises that ultrafast broadband is available, Outside mainly good. Inside - variable





Guide price
£550,000

- *Charming Oak Framed Entrance Porch*
 - *Entrance Hallway*
 - *Sitting Room*
 - *Kitchen/Dining Room*
 - *Utility/Boot Room*
 - *Downstairs Cloakroom*
 - *Two First Floor Bedrooms*
 - *Family Bathroom*
 - *Quintessential English Cottage Garden*
 - *Off Road Parking for Two Vehicles*
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WITHIN EASY REACH...

Stroud - 6 miles

Wotton Under Edge - 6.4 miles

Nailsworth - 3.8 miles

Dursley - 4.6 miles

M5 Motorway Stroud - 5.4 miles

Outside

The gardens of the cottage are a true triumph of design and will particularly appeal to those seeking the charm of a quintessential English cottage garden. Carefully planned to provide year round colour, texture and interest, the garden offers a wonderfully tranquil setting that invites exploration. As you wander through its various areas, new features are gradually revealed around each corner, creating a sense of discovery and delight. One of the garden's most effective design elements is the way in which the boundaries are subtly concealed from view, enhancing the feeling of space and giving the impression that the gardens extend far beyond their actual limits. There are two attractive patio areas, ideal for al fresco dining, entertaining guests, or simply enjoying a morning coffee while taking in the peaceful surroundings. The gardens also feature a well maintained lawn, complemented by an impressive variety of mature trees, shrubs and flowering plants. A pathway meanders through the garden, leading to a gravelled parking area that provides space for two vehicles.

Situation

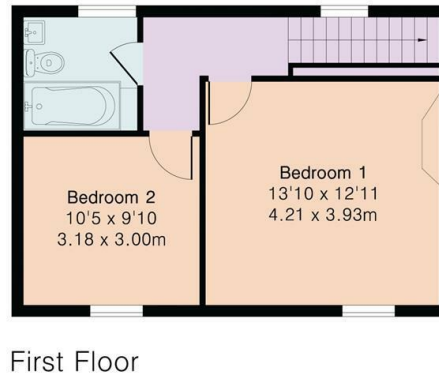
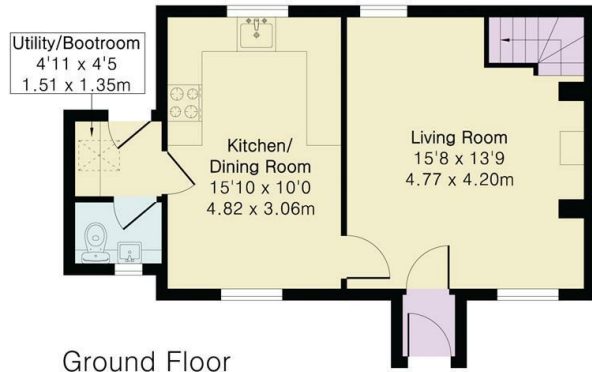
Perched on the edge of the Cotswold Escarpment, Nympsfield is a picturesque and highly sought-after village, offering an exceptional blend of tranquil countryside living and excellent connectivity. Surrounded by beautiful open countryside, it is a haven for walkers and nature enthusiasts, with direct access to an extensive network of footpaths and the renowned Cotswold Way. The village enjoys a strong sense of community and benefits from a well-regarded primary school, making it particularly appealing to families. Nearby attractions, including Woodchester Mansion and Woodchester Park, further enhance its charm and provide outstanding opportunities for recreation and exploration. Just a few miles away lies the vibrant town of Nailsworth, celebrated for its independent boutiques, artisan cafés and award-winning restaurants. The thriving market town of Stroud is also within easy reach, offering an excellent range of amenities, its acclaimed farmers' market, and mainline rail services to London Paddington in approximately 90 minutes. For commuters, Cam and Dursley Railway Station, located just over five miles away, provides convenient rail links to Bristol. By road, Nympsfield enjoys excellent access to the A46 and A419, connecting seamlessly to the M5 and M4 motorways. This strategic location allows straightforward travel to major centres including Bristol, Cheltenham, Gloucester, Swindon, London and Birmingham, making Nympsfield an ideal base from which to enjoy both rural life and modern convenience.



Approximate Gross Internal Area 817 sq ft - 76 sq m

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 393 sq ft – 37 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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Useful Information

Tenure: Freehold

Postcode: GL10 3UE

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band D and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

