

Walls Quarry, Brimscombe, GL5 2PA

£899,000

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EXCLUSIVE



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Offered with No Chain, Hunters Estate Agents are proud to present this charming three-bedroom detached Cotswold stone cottage, complete with a self-contained one-bedroom annexe currently operating as a successful Airbnb. Steeped in history and believed to date back to the mid-16th century, the property was once the village pub before being thoughtfully converted into a beautiful family home in the 1980s. Many original period features have been lovingly preserved, and the cottage enjoys stunning views over the picturesque Golden Valley.

The main house offers well-appointed accommodation across four levels. The ground floor features a welcoming dining room and a cosy sitting room, both with log burners, alongside a country-style kitchen/breakfast room. On the first floor, you'll find a spacious bedroom, a second bedroom with an adjoining dressing area or study, and a family bathroom. The top floor hosts a third bedroom and an additional shower room, while the lower ground floor includes a practical utility room, shower room, and a cellar—perfect for storage or wine.

The separate one-bedroom annexe boasts its own private entrance and comprises a kitchen/living room, conservatory, bedroom, and shower room —ideal for guests or continued Airbnb use.

Externally, the property enjoys a delightful, tiered garden planted with an array of fruit trees and shrubs, creating a peaceful retreat. Across the road, there is off-street parking and a substantial stone outbuilding that includes a garage, additional storage, and a versatile upper floor space suitable for a home office, workshop, or studio.











SITUATION
Located on the borders with Burleigh and Brimscombe, Walls Quarry is well positioned to enjoy sight of really glorious countryside and easy access up to both Minchinhampton and Rodborough Common as well as National Trust land. Brimscombe is a short journey away whilst a local primary school can be found at the bottom of the hill along with a useful parade of shops on the A419 and local's public house. The A419 London Road leads into Stroud and out to Cirencester, both towns offering comprehensive shopping, leisure and schooling facilities. Stroud has mainline rail link to London, Paddington as well as Cheltenham and Gloucester.

GROUND FLOOR

ENTRANCE HALL / RECEPTION ROOM
20'6" x 12'8"
Wooden framed double glazed windows to front, UPVC double glazed windows & rear & side with views, two radiators, exposed beams & Cotswold Stone, log burner and stairs leading to first floor & lower ground floor.

LOUNGE/DINING ROOM
17'4" x 13'0"
UPVC double glazed windows to rear with views, radiator, log burner, exposed beams & Cotswold Stone and wooden flooring.

KITCHEN/BREAKFAST ROOM
12'8" x 9'4"
Good range of wall, floor & drawer kitchen units, stainless steel sink with mixer tap, built-in oven, microwave, dishwasher and hob, space for fridge/freezer, extractor fan, chopping boards, breakfast bar, splashback tiling, UPVC double glazed window to side with views over garden and wooden framed double glazed window to front.

LOWER GROUND FLOOR

UTILITY ROOM
Wall, floor & drawer kitchen units, stainless steel sink with mixer tap, splashback tiling, tiled flooring, plumbing for washing machine, exposed beams & Cotswold Stone and electric heater.

SHOWER ROOM
Low level WC, vanity sink with mixer tap, shower cubicle, shower off mains, tiled floor, splashback tiling, exposed beam & Cotswold Stone, heated towel rail and a UPVC double glazed window to rear with views.

REAR LOBBY
UPVC double glazed windows & door to rear with views.

CELLAR
14'0" x 8'2"
Vaulted arch and extractor fan.

FIRST FLOOR LANDING

BEDROOM
11'8" x 9'8"
Wooden framed windows to front, radiator, wooden flooring, built-in wardrobes, USB socket and exposed beams & Cotswold Stone.

BEDROOM
12'4" x 11'3"
Wooden framed windows to front, radiator, exposed beams & Cotswold Stone and fitted wardrobes. Door into...

OFFICE/DRESSING ROOM
15'7" x 11'1"
Three Velux windows and a phone point.





BATHROOM
Low level WC, sink, corner jacuzzi bath with mixer tap & shower hose, walk-in shower, shower off mains, tiled throughout, exposed Cotswold Stone, shaver point and a UPVC double glazed window to rear with views.

TOP FLOOR LANDING
Access to storage cupboard and exposed beams & Cotswold Stone.

BEDROOM
13'5" x 12'3"
UPVC double glazed window to front, two Velux windows to rear and fitted wardrobes.

SHOWER ROOM
WC, sink with mixer tap, walk-in shower, shower off mains, heated towel rail, tiled throughout and a Velux window.

AIR B&B DWELLING
The property has its own separate entrance accessed via steps & a ramp and is currently used as air B&B getting £70 per night,

PORCH
Decking, Velux window, outside lighting and views.

KITCHEN/LOUNGE
16'2" x 12'8"
Good range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer & sink with mixer tap, built-in oven & gas hob, extractor fan, radiator, vinyl/carpet, USB socket, UPVC double glazed window to rear with views and exposed beams & Cotswold Stone. Stairs down to...

CONSERVATORY
15'7" x 8'4"
UPVC double glazed window & door with views, plumbing for washing machine, space for fridge/freezer and exposed Cotswold Stone. Stairs down too...

BEDROOM
16'4" x 12'5"
UPVC double glazed windows & door to side & rear with views, radiator, exposed beam & Cotswold Stone and a window seat.

SHOWER ROOM
Low level WC, sink with mixer tap, walk-in shower, shower off mains, tiled throughout, extractor fan, shaver point and heated towel rail.

EXTERIOR
The garden is currently laid over three tiers. The top tier is mainly laid to lawn with bedding areas, greenhouse, kids summerhouse and access to storage area & to front. There are various fruits growing in this part including Figs, Apples, Kiwi, Strawberries, Gooseberries blackcurrants and grapes.

The middle tier has a patio, bedding areas, water butt, outside tap and access into the lower ground floor of the property.

The lower tier has a lawn area, decking area, stone chippings circular area, pond, outside power. There is also a walnut tree, golden delicious apple tree, bramley apple tree and a james grieve apple tree.

OFF-STREET PARKING
Two parking spaces can be found opposite the property.

GARAGE
11'8" x 7'4"
Wooden double garage doors.





STORE ROOM
10'6" x 10'0"
Lighting, double glazed window to front and wooden entrance door.

WORKSHOP
23'5" x 9'4"
Found above the garage & storeroom.

STORE
14'10" x 10'3"
Found above the garage & storeroom.

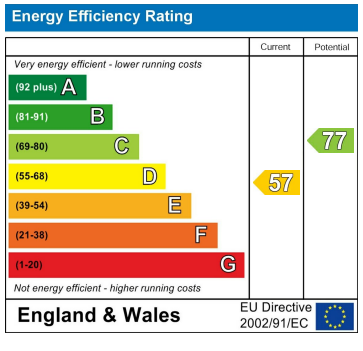
OFFICE
10'1" x 6'9"
Found above the garage & storeroom.

TENURE
Freehold

COUNCIL TAX BAND
The council tax band is F.

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

GOLD AT BRITISH PROPERTY AWARDS
We are pleased to announce Hunters Estate Agents Stroud have won the GOLD award for 3 consecutive years at the British Property Awards! If 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 for a free valuation.



DISCLAIMER

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.

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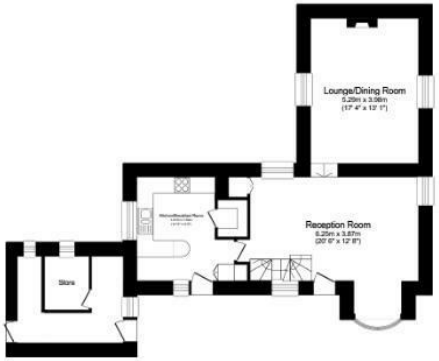
The Yew Tree, Walls Quarry, Stroud, GL5 2PA



Lower Ground Floor
Floor area 23.1 sq.m. (248 sq.ft.)



Lower Ground Floor
Floor area 94.5 sq.m. (1,017 sq.ft.)



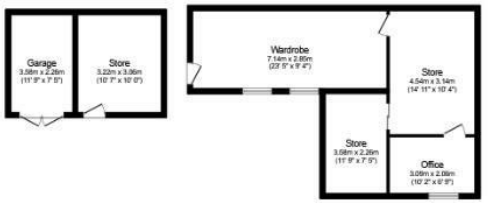
Ground Floor
Floor area 78.5 sq.m. (845 sq.ft.)



First Floor
Floor area 57.5 sq.m. (619 sq.ft.)



Second Floor
Floor area 30.3 sq.m. (327 sq.ft.)



Outbuilding
Floor area 70.5 sq.m. (759 sq.ft.)

Total floor area: 354.4 sq.m. (3,814 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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