



**Bristol Road, Stonehouse GL10 3RA**  
**Offers Over £499,995**



## Bristol Road, Stonehouse GL10 3RA

- Mews Style Property
- Grade II listed
- Converted cart shed/granary
- Three double bedrooms
- Panoramic views
- Character features



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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### Offers Over £499,995

#### Accommodation

From the moment you step through the door of this mews style property, you are welcomed with an abundance of character features dating back to circa 1840. The large arched window allows plenty of light to stream into the hallway where there are stairs rising to the first floor and doors to the living room kitchen and WC. The living room also has a large arched window to the front of the property overlooking the front lawn and colourful cherry blossom.

The property has double height ceilings throughout the first two floors and in particular the living room has a dual aspect. There is a feature fireplace central to the room with an oak lintel and an inset gas fire. The French doors to the rear of the room spill out into the garden, bringing the outside in. The kitchen can be

accessed via the living room or the hallway and provides a range of wall and base units with a composite worktop and wood panelled walls. There is an induction hob and built-in oven along with a breakfast bar and space for a dishwasher. The boiler was replaced approximately four years ago. The WC provides a low level WC and pedestal wash handbasin and has half wood panelled walls. There is a useful storage cupboard in the hall.

There are two double bedrooms on the first floor with built-in wardrobes with spectacular views to the rear overlooking the 'Ocean' and to Frocester Hill beyond. The family bathroom on the first floor is light and spacious providing a white suite comprising of a bath with shower over, low level WC and pedestal wash hand basin. On the landing, there is a mullion



window overlooking the front of the property and a useful cupboard housing the washing machine.

The master suite on the second floor provides the most stunning views over the rear garden and beyond, whilst providing spacious accommodation and an en-suite bathroom. There is a jacuzzi bath in the wooden panelled en-suite with a low level WC and pedestal wash hand basin.

### Outside

To the front of the property, it is mainly laid to lawn with shrub borders and a Cherry Blossom which provides a colourful feature from the inside looking out. The garden is accessed via the French doors out of the living room and onto the patio which is covered by a pergola to provide a substantial entertainment space.

The rear garden is mainly laid to lawn with some flower and shrub borders as well as some raised beds ideal for vegetable plots. The garden is fully enclosed with a low level picket fence for you to enjoy the views of the 'Ocean' and beyond. The additional communal gardens are accessed via a gate and can be enjoyed by the local residents to appreciate the wildlife along the canal.

Two single garages and a parking space are situated a short distance away, so as not to detract from the views from the property.

### Location

Court Farm Mews boasts a tranquil position on the outskirts of Stonehouse. Positioned in a rural location with an outlook over fields and the nearby canal, this is a idyllic setting whilst being close to Stonehouse town. Stonehouse itself provides various amenities including a Co op with a post office, restaurants, primary and secondary schools.

Junction 13 of the M5 motorway is just under three miles. Stonehouse railway station has a regular train service to London and Cheltenham. The town is situated approximately three miles west of Stroud and twelve miles south of Gloucester.

### Tenure, Services & Local Authority

Freehold.

All mains services are believed to be connected to the property  
Stroud District Council. Tax Band E.  
£2,492.46

Buildings insurance is £315 per year

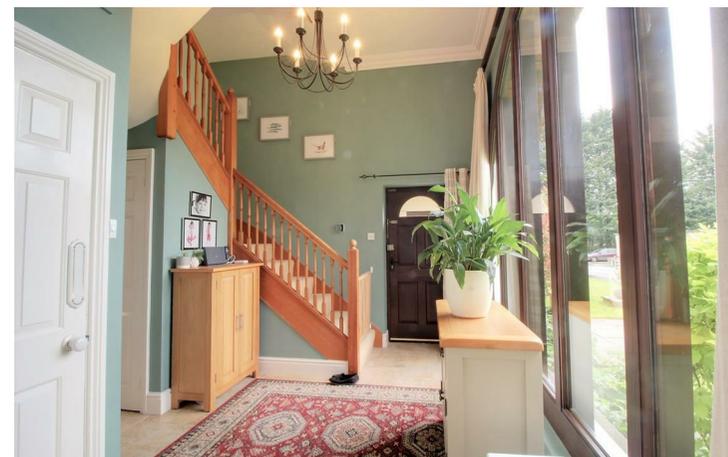


Annual Service and Maintenance Charge: £320 per annum (general maintenance, gardening and communal electricity)  
Each building are currently additional an additional £100 for two years for the pruning of the conifers in the car park area).

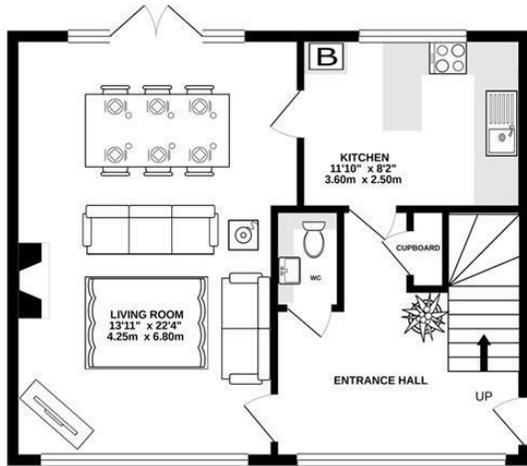
### Directions

From our office in Stonehouse, turn right onto Bath Road. At the Horse Trough

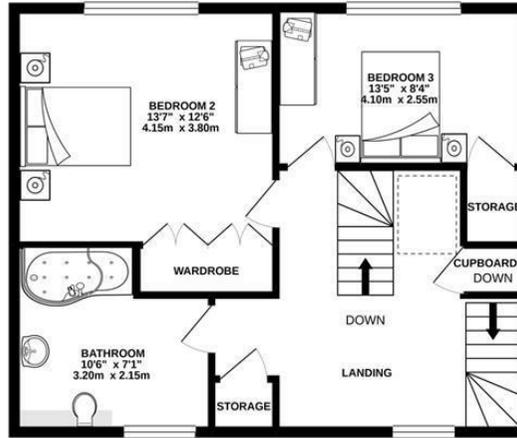
Roundabout, take the third exit onto Bristol Road. Continue straight for 0.8 miles and then turn left. Take the next right into the car park area for Court Farm Mews, where the visitors spaces can be found straight ahead.



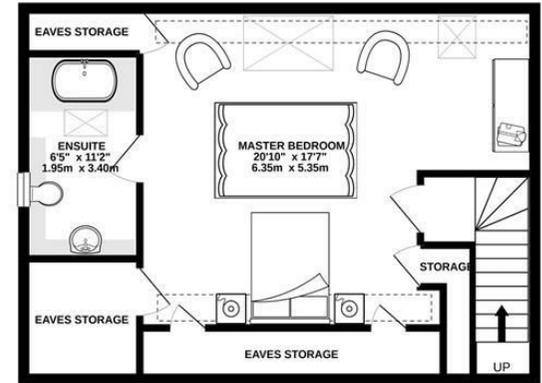
GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

