



2 Seven Waters, Leonard Stanley GL10 3LN

£560,000



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- Grade II listed home
- Popular village location
- An abundance of character
- Situated between agricultural fields
- The Old village Post Office
- Two wood burners in inglenook fireplaces
- Large garden with tranquil outlook
- Ample off-road parking and outdoor storage
- Tax Band B. £1,560.95p/a (2022/2023)
- EPC exempt

£560,000



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

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History

The Old Post Office is one of the oldest properties in the desirable village of Leonard Stanley. The original half-timbered house, which forms the back of the property, is thought to date as far back as 1597. The forward projecting wing was apparently added circa 1635-1639. The property stands at the start of Seven Waters, the road got its unusual name from the seven streams and pools which historically provided fish for the Priory. In antiquity the gardens of the home were orchards for the Priory, which is situated next to the large Saxon Church. The property was subsequently used as a post office and village stores from c1900 until 1999. When Sir Stanley Spencer, one of the leading British painters between the World Wars, lived above The White Hart Inn he apparently arranged for his artists paper to be delivered to the then village store, so he could buy it as required. It is well known that he produced several famous paintings inspired by the village and inhabitants, one of which "The Village Gossips" hangs in Cheltenham's Wilson Gallery. The White Hart Inn has a blue plaque due to his stay there.

Living Room

Front door with window to the side elevation and large bay window with feature "bull nose" glass to the front elevation. Radiator to the side elevation, Dado rail, telephone point and two wall lights. Ceiling fan with three lights, half glazed door to kitchen with etched panes. Ceiling hatch with drop down ladder to the first attic.

Attic One

Large attic room, currently used as a workroom and for storage.

Bathroom

Inset window to the side elevation. Bath with electric shower over, sink with large mirror over and built-in cupboards beneath, WC. Part tiled walls. Large, heated towel rail. Mirror light with electric shaver point. Solid bamboo floor and exposed beam.

Kitchen/Breakfast Room

Solid bamboo and stone floor. Dual aspect windows to side and rear elevations providing views over fields and the garden. A range of wall and base units with solid oak doors throughout and work surfaces over. One and quarter bowl white ceramic sink with mixer tap. There is a useful fitted undercounter fridge, space for a cooker, washing machine and dishwasher. Ceiling spotlights. Main BT telephone point. The breakfast bar leads effortlessly into the breakfast room/seating area. A large Villager log burner is set in a large inglenook fireplace with bread oven. There is a wealth of character including beams which span the width of the room, exposed Cotswold stone, curved walls & inset wooden shelving. Door to large walk-in cupboard currently used as a boot room and for storage, it also contains the gas boiler. Doors to cellar, stairs and drawing room. Hardwood stable door with stained glass window to the garden.



Drawing Room

Bespoke handmade solid wood door with stained glass panels. Solid wood flooring with accent carpeting. Stone shelf. Double arched mullioned windows overlooking the front garden. Exposed Cotswold stone walls. Wall lights, picture light, concealed light above stone shelf & ceiling spotlights in the window controlled by dimmer switch. Radiator to rear elevation. Inglenook fireplace with Villager multi-fuel stove. Deep skirting boards. TV aerial point. Bespoke half-glazed hardwood stable door with patterned glass to the side elevation.

Cellar

Solid wooden door. Original stone steps lead down to the cellar that sits beneath the drawing room. Stone and tiled flooring. Mullioned window to front elevation. Ample fitted shelving.

Stairs to First Floor Landing

Solid wood door to staircase. Velux window to rear elevation overlooking the garden & rural views. Burglar alarm control panel. Landing with large, cupboards. Doors to bedrooms.

Bedroom One

Exposed beams and timbers. Window overlooking the neighbouring fields. Curtained wardrobe and storage. Radiator and telephone point.

Bedroom Two

Pitched roof dormer window to the front elevation. Radiator to rear elevation. Airing cupboard containing hot water tank to side elevation. Ceiling spotlights and pine shelving. Ceiling hatch to attic two.

Bedroom Three

Exposed Cotswold stone wall. Pitched roof dormer window to rear elevation which overlooks the garden. Wall light. Built in shelving in alcove.

Attic Two

Large attic space with impressive, exposed beams. Roof tiles recently replaced including new insulation. 2 Velux windows overlooking the garden. Subject to permissions, this space could make a stunning additional space to the upstairs.

Outside

The front of the property offers a quaint low maintenance front garden with box bushes in a raised bed and a lavender border behind a low stone wall topped with a wrought iron fence. There is a handy post box built into the garden wall. Double five-bar gates lead to the driveway which has space for at least three cars and is bordered by a high stone wall. There is a wooden storage shed just inside the gates. Outside tap. At far end of the drive there is a log store and two mostly stone-built storage sheds. The impressive rear garden is mainly laid to lawn and has several different areas. There is a large patio - perfect for alfresco dining, which is bordered by a low-level drystone wall planted with Alpines and a closely planted border brimming with cottage garden flowers. The area to the right of the patio is a sheltered sun trap backed by a tall hedge. There is a new, raised, decked dining area with a log burner, mural & a large umbrella which covers the entire deck. There is also a partially completed summer kitchen adjacent to the decked area. The garden has been lovingly planted with a range of bulbs, mature plants, shrubs, and trees. There are apple and plum trees, gooseberry bushes, raspberry canes, and wild strawberries. Much of the planting has been done to attract bees, butterflies, and other wildlife. To the left the garden is enclosed by a low-level picket fence and a copper beech hedge. The remainder of the garden is bordered by unobtrusive stock fencing allowing the tranquil views across the valley. Other outbuildings include a very large brick-built workshop, a small shed used for overwintering outdoor furniture and finally a spacious summer house and decking area sits at the bottom of the garden. Built and insulated to a high standard, the summer house is currently being used as a home office. A deep porch stretches across the entire back of the house.

Tenure, Services and Local Authority

Flying freehold.

All mains' services are believed to be connected to the property.

Stroud District Council, tax band B. £1,560.95 per annum (2022/2023).

Location



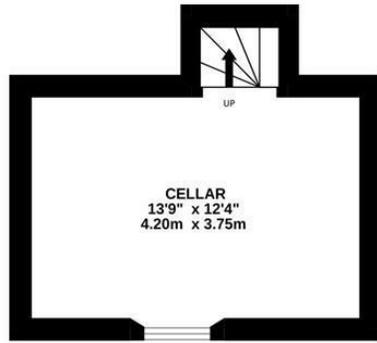
The property is situated in the heart of the countryside in rural Gloucestershire, where you are surrounded by the nature and agriculture and The Cotswolds. Leonard Stanley is just 3 miles from Stroud, famed for its arts scene, its award-winning farmers market and range of independent shops. Stroud was voted Best Place to Live in The UK 2021 by The Times. Leonard Stanley has a well rated C of E Primary School with a swimming pool, and a much loved and well-used village hall. The village also benefits from a restored Saxon Barn which hosts a wide range of events including weddings, concerts, yoga, pop-up restaurants and mini farmers markets. The multi-award winning Godsell's Cheese and their dairy herd of free-range cows are based in

Leonard Stanley and have a 24-hour fresh milk machine and a vending machine filled with their cheeses along with a wide range of locally made artisan food, they also host pop-ups from other producers every Thursday morning. There are two excellent farm shops in neighbouring villages, both of which are about one mile away, and local pubs within walking distance. The neighbouring village of Kings Stanley offers a Co-op store with Post Office, a hairdresser, village hall & pub. Whilst Leonard Stanley is a bucolic rural village, it also has excellent transport links close at hand. Junction 13 of the M5 is three miles away. Dursley and Cam railway station with its links to Bristol Temple Meads is four miles distant, Stroud railway station is four miles away with

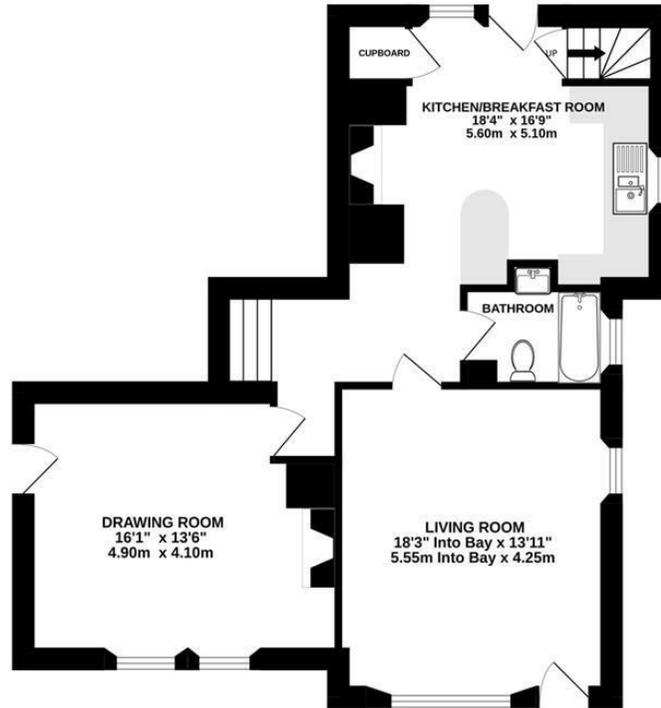
links to London Paddington, whilst Stonehouse station with its direct links to Gloucester, Cheltenham and London Paddington is only two miles away.



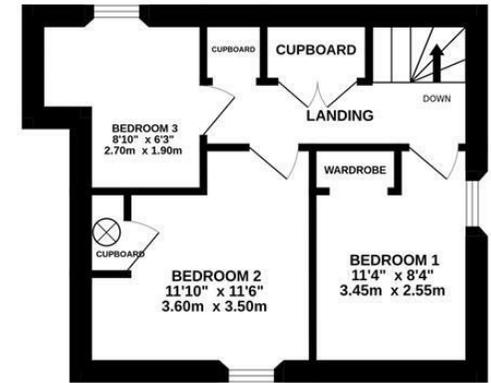
BASEMENT
237 sq.ft. (22.0 sq.m.) approx.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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