



Horsemarling Lane, Stonehouse GL10 3BT
Offers In The Region Of £495,000



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- Newly renovated Grade II Listed farmhouse
- Potential for a self-contained annexe
- High quality fixtures and fittings
- Character features throughout
- Three Bathrooms
- Popular location
- EPC exempt



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

01453 827640

stonehouse@naylorpowell.com

www.naylorpowell.com

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Accommodation

You are welcomed into this property with an inviting entrance hall containing stairs to the first floor and new carpeting. On the ground floor, to the rear of the property, there is the potential for a self-contained annexe with a good size guest bedroom with its own door leading out into the garden and side access. With the added benefit of a shower room, utility room and store/study this has the potential to be annexed to provide ancillary accommodation. The utility room features units and worktop with an inset single bowl sink, space and plumbing for washing machine, space for tumble drier and a further door leading out into the garden. Further on the ground floor, the living room is a great size with a feature fireplace and windows to both the front and rear aspect. The focal point of the newly renovated kitchen is the island with a beautiful roof lantern above allowing natural light to shine down. The kitchen is made up of matching wall and base units with quartz work surface over, two eye level double ovens and a four ring gas hob with extractor hood over. All internal doors are oak ledged and running from the kitchen into the rear of the property is neutral coloured tiled flooring which compliments the Dulux Timeless walls. On the first floor, there is bedroom three, a good size single, the family bathroom and bedroom two, a spacious double. The second floor comprises the master suite, a spacious room with plenty of storage and wooden beams, serviced by the generously sized en-suite.

Outside

Outside, there are two allocated parking spaces. To the rear,

there is an enclosed garden which has an Indian Sandstone patio and lawn area with a rear gate.

Location

The property is situated in a small and select development located on the edge of Stonehouse town. Within easy access to Stonehouse High Street, there are a range of local amenities including a Co-op with a Post Office, restaurants, primary and secondary schools. Stonehouse is situated approximately three miles west of Stroud, twelve miles south of Gloucester and has a railway station and regular bus routes. The property is approximately three miles to Junction 12 of the M5 motorway providing access to Gloucester, Cheltenham and Bristol.

Tenure, Services and Local Authority

Freehold.

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

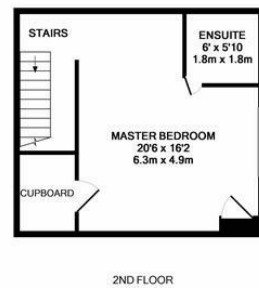
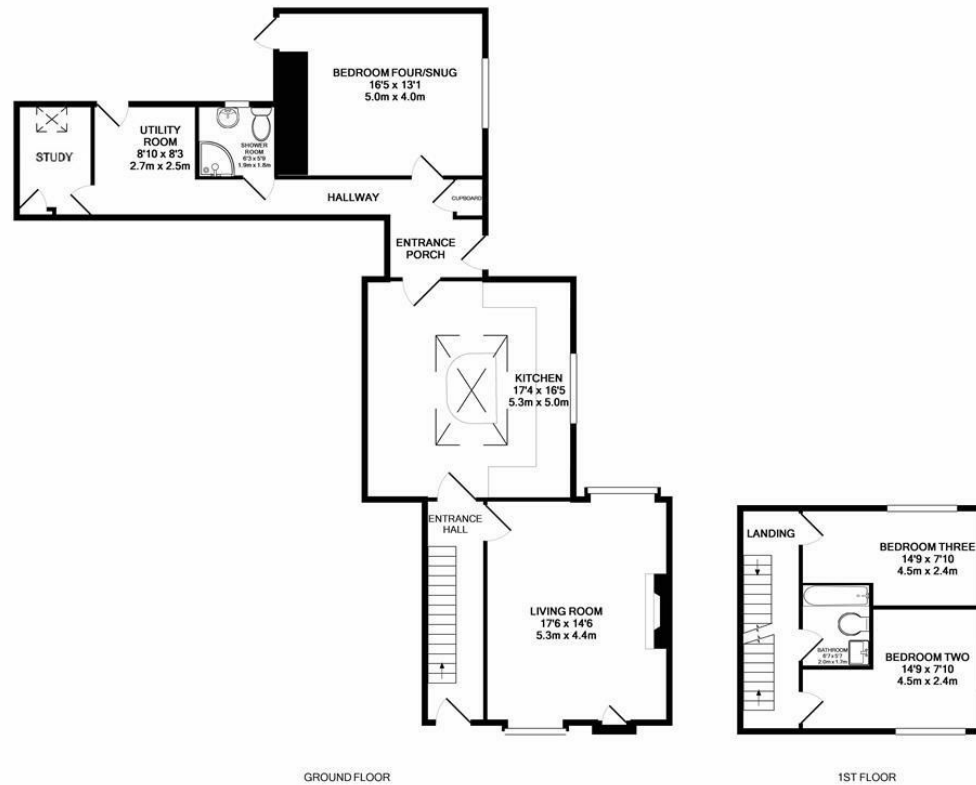
Stroud District Council; Tax Band C- £1,614.85

Please note, there is a management fee of £36.00 per month.

Directions

From our office in Stonehouse, turn left onto the High Street proceeding out of the town. Go under the railway bridge and over three mini roundabouts. At the next roundabout, turn right onto Horsemarling Lane, take the second turning on your right and the property will be found on the left hand side.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
£92 (PHU) A			
£61 (PHU) B			
£39 (PHU) C			
£15 (PHU) D			
£10 (PHU) E			
£1 (PHU) F			
£1 (PHU) G		1	1
All energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



