# Hamlyn Cottage Lynch Road, France Lynch, Stroud, GL6 8LT

Sold @ Auction £375,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11th DECEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ DECEMBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED COTTAGE
- REQUIRES UPDATING | PREVIOUSLY £675k
- GARAGE | PARKING | GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - NOVEMBER LIVE ONLINE AUCTION – A Freehold DETACHED COTTAGE ( 1450 Sq Ft ) with the OPPORTUNITY to UPDATE/RENOVATE in this sought after VILLAGE location with GARDENS and PARKING.

# Hamlyn Cottage Lynch Road, France Lynch, Stroud, GL6 8LT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ DECEMBER LIVE ONLINE AUCTION ***

GUIDE PRICE £375,000 +++
SOLD @ £375,000

ADDRESS | Hamlyn Cottage, France Lynch Stroud, Gloucester, GL6 8LT

Lot Number 30

The Live Online Auction is on Wednesday 11th December 2024 @ 17:30
Registration Deadline is on Monday 9th December 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

A Freehold detached cottage occupying an elevated position with fine rural views in the heart of this sought after Cotswold village. The accommodation ( 1450 Sq Ft ) is arranged over two floors having been previously extended on both elevations and now offers flexibility accommodation with an array of reception and bedrooms. The original mature plot has a tandem parking area in front of the large garage / workshop and an additional garden area immediately over the lane with further parking and various outbuildings.
Sold with vacant possession.

Tenure - Freehold
Council Tax - F
EPC - E
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

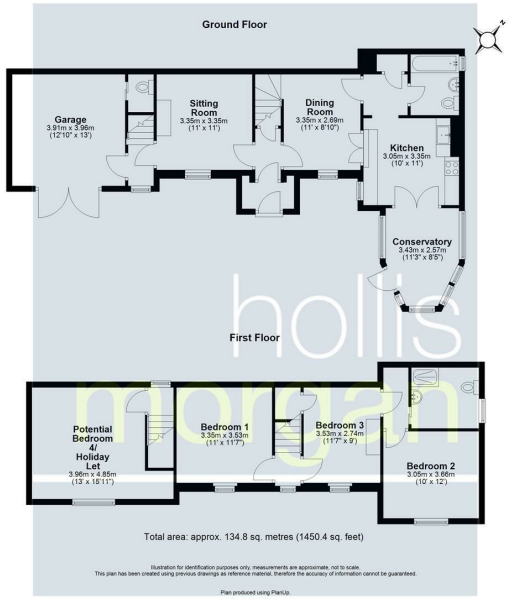
DETACHED COTTAGE | UPDATING

Hamlyn is a Freehold property that has been a much loved home for many years, is now vacant, and requires updating.
There is potential for a variety of layouts and bedroom / reception room combinations to suit most requirements.
The garage and above bedroom have potential for a stunning double height reception with mezzanine area.
We understand there is potential for the garden shed in the additional garden to be used as a home office.
All subject to gaining the necessary consents.

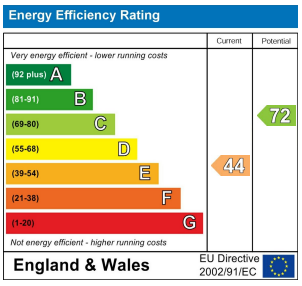
REDUCED PRICE FOR AUCTION

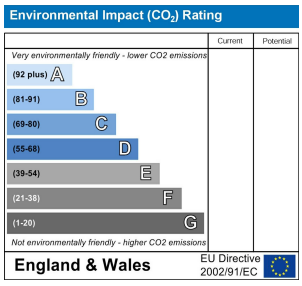
The property was originally listed with local agents for £675,000 and most recently £550,000 and is now offered with a reduced guide price for sale by auction.

## Floor plan




## EPC Chart





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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.