



THE OLD FIRE STATION · PULLENS ROAD · PAINSWICK ·

MURRAYS
SALES & LETTINGS

THE OLD FIRE STATION PULLENS ROAD PAINSWICK

This charming property, has been beautifully converted and modernised to blend original character with contemporary comfort. Outside, you'll find convenient parking and a private patio garden. Located close to Painswick town, this one-of-a-kind home combines history, modern luxury, and outdoor space..

BEDROOMS: 3

BATHROOMS: 2

RECEPTION ROOMS: 1

GUIDE PRICE £685,000

FEATURES

- Beautifully Presented Detached House
- Unique and Stylish Home
- Former Painswick Fire Station
- Highly Sought-After Location
- Landscaped Front and Rear Gardens
- Ample Driveway Space for Off-Road Parking
- Well-Appointed Kitchen with an Adjoining Utility Room and Convenient Guest W.C.
- Two Spacious Bathrooms/Shower Rooms
- Three Generously Sized Bedrooms
- Ground Floor Accommodation for Accessible Living



DESCRIPTION

Unique and Stylish Home in a Historic Setting.

Originally the Old Painswick Fire Station, this exceptional home combines contemporary design with distinctive character, offering a unique living experience in a sought-after location.

Skillfully designed interiors are complemented by landscaped gardens at the front and rear, creating a stylish yet low-maintenance setting. The spacious layout includes a generous living/dining area, a large kitchen including an adjoining utility space and guest w.c. facility, and three well-proportioned bedrooms, each served by a bathroom or en-suite.

The rear courtyard-style garden is elegantly paved with genuine stone flags, providing a private and easy-to-maintain outdoor retreat. At the front, a landscaped garden with vibrant flower borders enhances the property's curb appeal while also accommodating multiple parking spaces.

Perfect for those seeking a distinctive home with modern comforts in a convenient location.





DIRECTIONS

From our office in Painswick, turn right onto New Street. After 0.2 miles, turn left onto Gloucester Street, continuing straight ahead to the T junction. Turn right onto Pullens Road and continue to follow the road, where The Old Fire Station will be found shortly afterwards on the left-hand side.

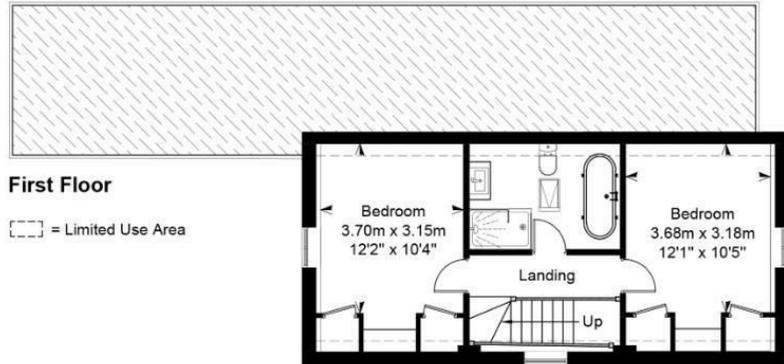
LOCATION

Painswick, affectionately known as "The Queen of the Cotswolds", is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages. Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby. The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



The Old Fire Station, Pullens Road, Painswick, Stroud, Gloucestershire



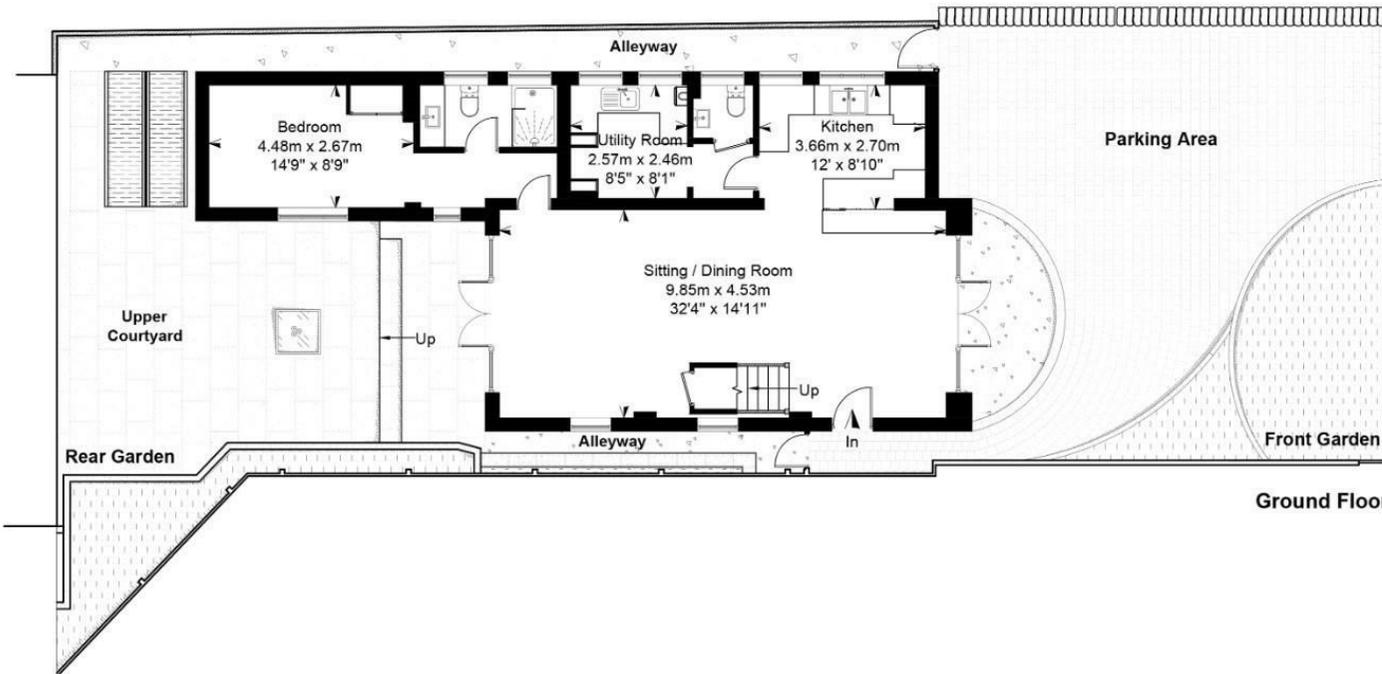
House Approximate IPMS2 Floor Area
133 sq metres / 1431 sq feet

(Includes Limited Use Area 5 sq metres / 54 sq feet)

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Job No SP2738

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



MURRAYS
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TENURE

Freehold

EPC

B

SERVICES

Mains Electricity, Gas, Water and Sewage are believed to be connected to the property. Gas CH. Stroud District Council Tax Band E, £2,838.78. Ofcom Checker: Broadband - Standard 17 Mbps, Superfast 80 Mbps. Mobile - Indoor is limited, Outdoor all likely.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing please call our Painswick office on 01452 814655