2 ALBERTA COTTAGES SWELLSHILL

BRIMSCOMBE
GLOUCESTERSHIRE

MURRAYS
SALES & LETTINGS

2 Alberta Cottages Swellshill, Brimscombe, Stroud, Gloucestershire, GL5 2QP

A CHARMING 2 BED COTTAGE IN A MAGICAL, TUCKED-AWAY LOCATION WITH FABULOUS VIEWS AND LARGE GARDEN

Kitchen/Breakfast Room, 2 Bedrooms, Sitting Room, Shower Room, Guest WC, Store Room, Attic Room, Garden

GUIDE PRICE £250,000

DESCRIPTION

2 Alberta Cottages is a quaint home and one of Brimscombe's best kept secrets. Hidden away in a magical setting, this 2 bed cottage offers a haven of tranquillity. Character features run throughout with a plethora of aged beams, exposed stone, fireplace and stunning views across the valley.

The accommodation is arranged over three floors with, on the ground floor, an inviting Kitchen/Breakfast Room with parquet wood flooring, an open fireplace and double doors out onto the garden. There is also a modern shower room and WC on this level. A cosy Sitting Room is located on the first floor to make the most of the uninterrupted views. The second bedroom is also located on this floor. The main bedroom on the top floor is open plan with an abundance of light.

Outside is a surprisingly sized garden on two levels. The first laid to lawn and the second a paved seating area with summer house. In addition is a useful outbuilding with ground floor store room and WC and attic room above accessed via ladder which could make a wonderful home office.

LOCATION

Swellshill is a hidden gem of a location. Nestled in the Stroud valley with lovely views in all directions, only the well-informed would know this tucked away little lane near the village of Brimscombe, even exists. Within walking distance of Rodborough, Minchinhampton and Bownham Commons, Swellshill is surrounded by fabulous countryside with wonderful walks in all directions and the popular Winstones ice cream factory and shop within a ten minute walk. Nearby Minchinhampton has a good range of amenities with a popular pub, post office and good range of shops and Brimscombe itself is within walking distance and plays host to the Ship Inn and popular Stroud Brewery. Brimscombe Port is also in the early stages of re-development and promises an exciting array of facilities and housing with the opening up of the canal. Stroud is the nearest town and has several major supermarkets, as well as a cinema, sports facilities and mainline station. One of the key draws to the area is the excellent choice of schools with several sought after grammar schools in Stroud, Gloucester and Cheltenham.

The area is well connected for transport links with trains into London Paddington from Stroud Station, circa 90 mins and the M5 and M4 both easily accessible.

DIRECTIONS

From our Minchinhampton office head along the High Steet past the market square to the top of Butt Street. Turn left onto the Cirencester Road passing out across Minchinhampton Common in the direction of Stroud. After approximately 2 miles, take the right hand turn towards Winstones Ice Cream, shortly after The Bear of Rodborough. Continue along the lane and take the second left hand fork. Head down the hill and at the crossroads turn left onto Swellshill when Alberta Cottages can then be found approximately 100 meters on your right.

TENURE	**Freehold**
EPC	**EER: Current 31 / Potential 82**
SERVICES	**Mains electricity, water and drainage. Oil fired central heating. Stroud District Council Tax Band B.**
VIEWING	**By prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property**

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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= Limited Use Area

2 Alberta Cottages, Swells Hill, Brimscombe, Gloucestershire

	Approximate IPMS2 Floor Area
House	51 sq metres / 549 sq feet
Attic Room	8 sq metres / 86 sq feet
Store	7 sq metres / 75 sq feet
Total	66 sq metres / 710 sq feet
(Includes Limited Use Area	2 sq metres / 21 sq feet)

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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

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