

WAYSIDE COTTAGE
PINFARTHINGS · AMBERLEY



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PINFARTHINGS
AMBERLEY
STROUD
GL5 5JH

A detached 2 bedroom cottage requiring full renovations and updating, with a west-facing garden and wonderful views in the popular hamlet of Pinfarthings

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £350,000

FEATURES

- Renovation Project
- Potential to Extend (STP)
- Popular Hamlet
- Moments from The Common
- Strong Local Community
- Good sized West Facing Garden
- Far Reaching Valley Views
- Quiet Location
- Easy Access to Nailsworth and Stroud



DESCRIPTION

Wayside offers the rare opportunity for a small scale renovation project which would allow a new owner to create a wonderful bespoke home in this sought after hamlet.

With potential to extend (subject to the relevant planning permissions) there is plenty of scope to increase the current footprint if desired. As is, the well proportioned accommodation offers separate sitting and dining rooms on the ground floor either side of a central staircase. There is also kitchen and main bathroom on this level. On the first floor are two double bedrooms.

All the windows face west, overlooking the good-sized terraced garden with views to the valley beyond.





DIRECTIONS

From our Minchinhampton Office, proceed along West End into Windmill Road and at the staggered junction on the Common go straight over towards Amberley. On descending the hill take the first left (by the school), pass the church and at the junction, shortly thereafter turn left. Continue straight before taking the first turning on the right, where the property can be found approximately 150 meters down on your right hand side.

LOCATION

Pinfarthings is part of Amberley, one of the most popular places to live around Stroud. Set high up on a west facing escarpment with dramatic views over the verdant Woodchester Valley, it has the broad expanse of Minchinhampton Common located behind it. Comprising over 650 acres of open countryside, the common provides a wonderful open space for all to enjoy, in the stewardship of The National Trust.

Amberley is a vibrant welcoming community with a sought after primary school, a popular volunteer run shop/café and two well regarded pubs, all within easy walking distance of Wayside Cottage, the village has a tremendous sense of community spirit.

It is conveniently close to Nailsworth and the larger market town of Stroud. Stroud has five supermarkets, an award winning Farmers Market, multiplex Cinema and mainline station (services into London Paddington from 90 minutes). Access to the M5 motorway is straightforward (junction 13), for Bristol or the West Midlands and Bath or Cheltenham are within easy reach for shopping or the theatre.



Wayside, Pinfarthings, Amberley, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
House 69 sq metres / 742 sq feet

(Includes Limited Use Area 2 sq metres / 21 sq feet)

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07890 327 241

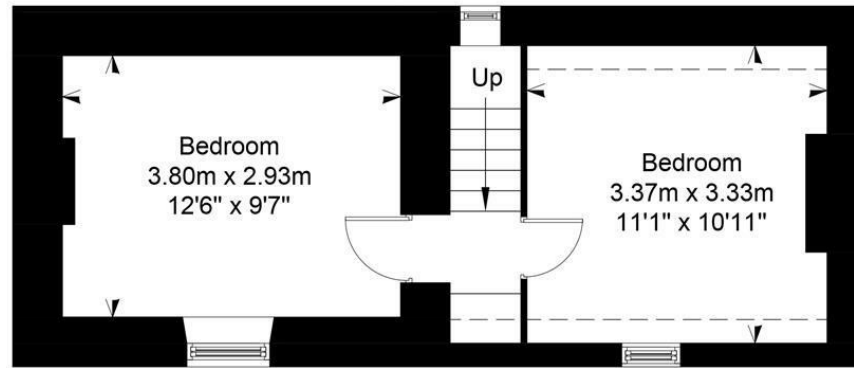
Job No SP3907

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

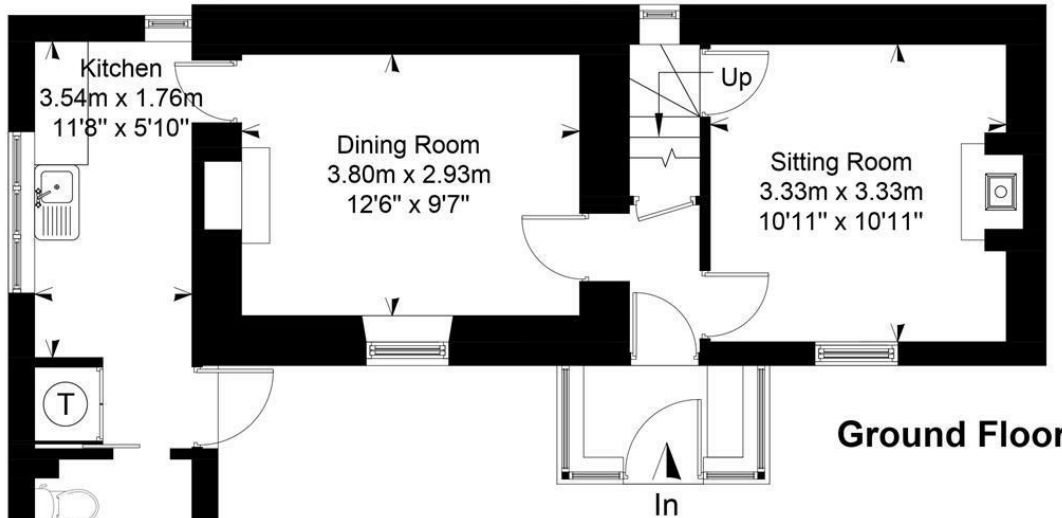
Not to scale unless specified.

IPMS = International Property Measurement Standard

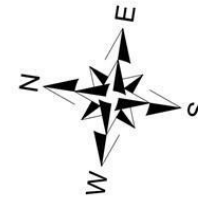


First Floor

[---] = Limited Use Area



Ground Floor



SUBJECT TO CONTRACT

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TENURE

Freehold

EPC

G

SERVICES

Water and Electricity are connected to the property. Electric room heaters.

Private drainage. Stroud District

Council Tax Band E, £2,867.10 Ofcom

Checker: Broadband - Standard 16

Mbps, Ultrafast 1000 Mbps. Mobile -

Indoor EE, Outdoor all likely.

For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334