

GRANGE COTTAGE & C.5 ACRES
BARTON END, NAILSWORTH

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Grange Cottage
Barton End
Horsley, Stroud
GL6 0QF

A rare opportunity to create a substantial detached family home on a plot of c.5 acres in a sought after rural location with wonderful views close to the popular market town of Nailsworth

BEDROOMS: 4
BATHROOMS: 3
RECEPTION ROOMS: 3

OFFERS IN EXCESS OF £550,000





FEATURES

- New Build Opportunity
- Planning Permission Granted
- Detached Family Home
- Approximately 5 Acres
- Set in a Rural Hamlet
- Views
- Potential for Equestrian Facilities
- Close to Nailsworth

DESCRIPTION

Full Planning Permission has been granted to demolish this currently derelict cottage and replace it with a modern (circa 3000sq.ft) 4 bedroom family home. A rare opportunity for someone to create a very special home in a most desirable and sunny setting.

Full planning details available online - Stroud Council Planning Application Reference S.24/0536/FUL

The additional land (circa 5 acres) is immediately to the rear and side of the cottage with separate access already in place. Consisting of old stabling/barn and equestrian menage there are opportunities to create wonderful private facilities which would complement the residential home perfectly.

SAFETY NOTICE
ON NO ACCOUNT MUST ANY ATTEMPT BE MADE TO ENTER GRANGE COTTAGE. IT SHOULD ONLY BE VIEWED EXTERNALLY AS THE REMAINING ROOF STRUCTURE IS UNSTABLE. ALSO EXTREME CARE MUST BE TAKEN WHEN INSPECTING THE PLOT AS THE GROUND IS UNEVEN IN PLACES.





DIRECTIONS

From the centre of Nailsworth, proceed south on the A46 and follow the road out of the town. At the start of the subsequent crawler lane keep to the inside lane and prepare to turn left opposite a white painted cottage into an unmarked lane with a blue Barton End Riding Stables sign by it. The track to Grange Cottage is then almost immediately on the left marked by a bridleway sign. For an initial visit park opposite and walk the short distance up the track and Grange Cottage is in an elevated position on the left. Please take great care at all times.

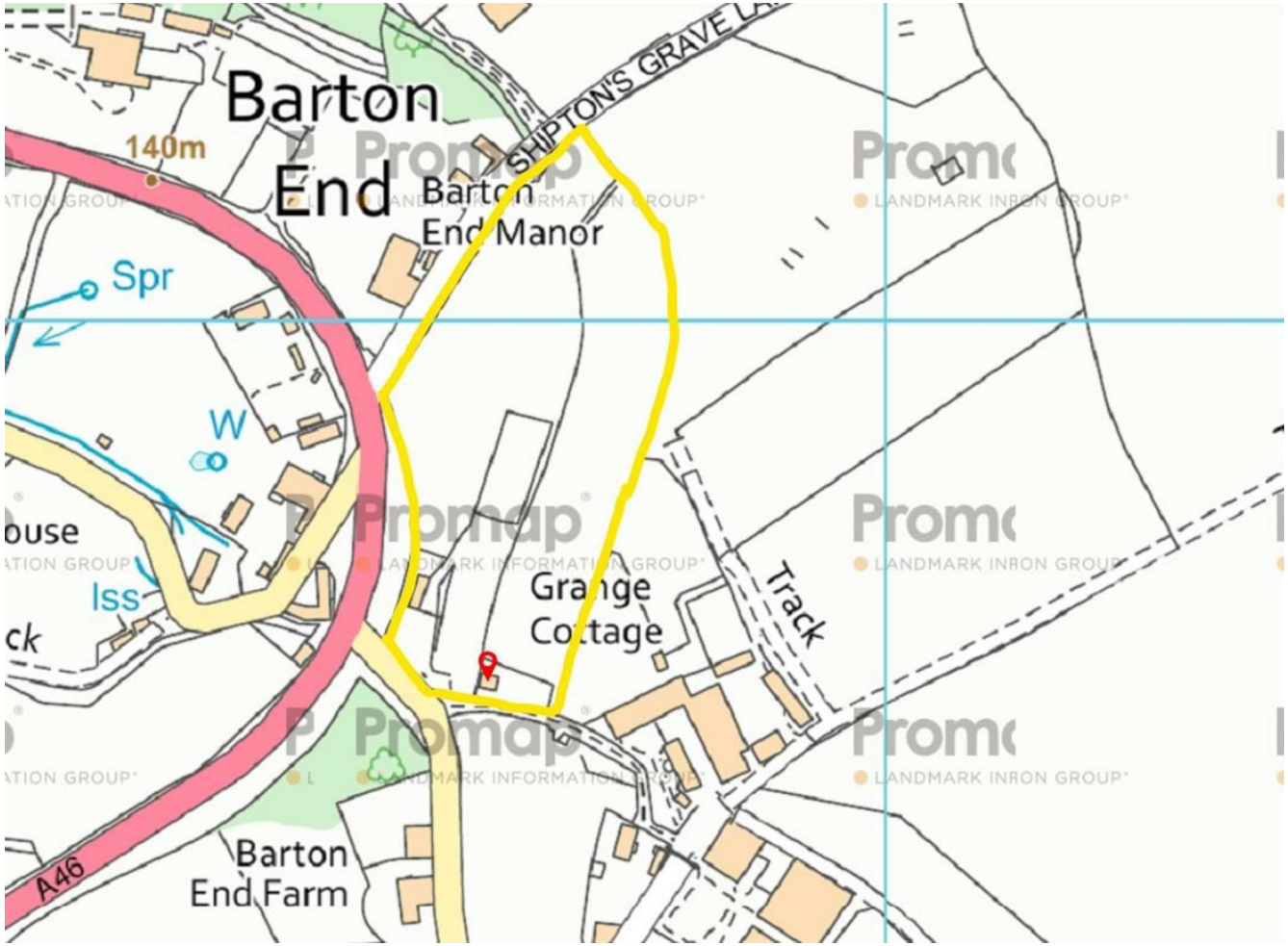
LOCATION

Upper Barton End is a small hamlet just off the A46, immediately south of the popular market town of Nailsworth. Grange Cottage is on the edge of the hamlet which consists of a scattering of cottages and a working farm with riding stables and livery yard - the hacking around here is excellent.

Situated just off the A46 so very accessible to Bath, Bristol, Cheltenham and Gloucester as well as both the M4 and M5 Motorways. London is normally under 2 hours by road and trains from nearby Stroud Station scheduled from just over 90 minutes into Paddington.

Immediately down the hill is Nailsworth, which has an excellent range of independent retailers including a superb delicatessen (William's Kitchen), an award winning artisan Bakery (Hobbs) and a Morrisons store among other such outlets.

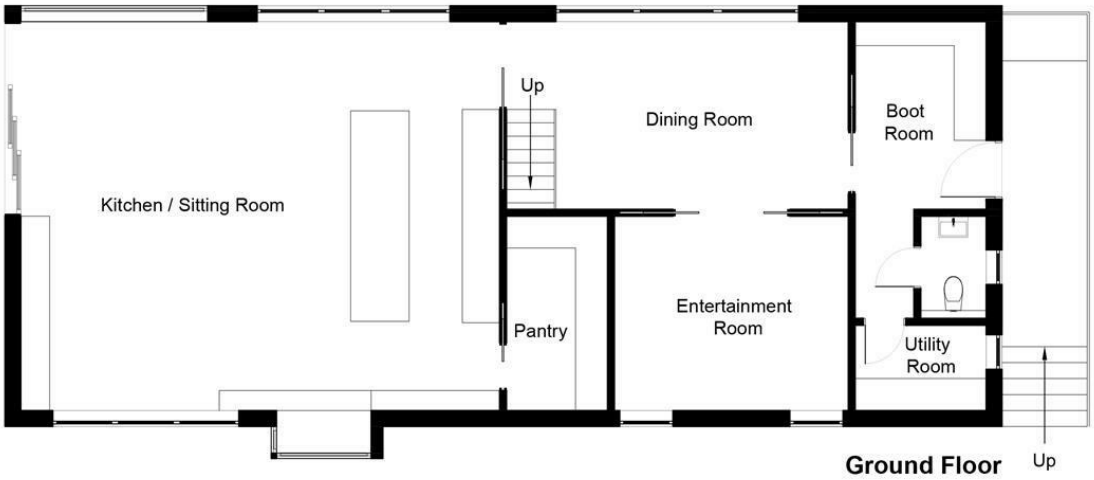
An official area of outstanding natural beauty, Barton End adjoins some really lovely countryside through which there are numerous walks on a network of public footpaths and being up in the hills there are dramatic views to enjoy.



Grange Cottage, Upper Barton End, Stroud, Gloucestershire



First Floor



Ground Floor

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC

SERVICES
Electricity and Water are connected to the property. Other Utilities and Services TBC.

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