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OLD STABLE COTTAGE , CHURCH END, FRAMPTON ON SEVERN, GL2 7EH

The Property

The Old Stables Cottage is a charming Grade II listed home, beautifully converted from its former use as stables, combining original character with versatile living accommodation. Magnificent exposed beams, vaulted ceilings and traditional brick and timber detailing create a warm and welcoming atmosphere throughout.

The accommodation enjoys a lovely sense of space and flow, with a thoughtful arrangement of rooms offering flexibility for modern living, with bedrooms on both floors.

Approached via a shared driveway for four and Old Stables has parking for three vehicles, the property enjoys an attractive setting with a lawned front garden. Its distinctive timber exterior and abundance of windows reflect the individuality of this delightful former stable building.

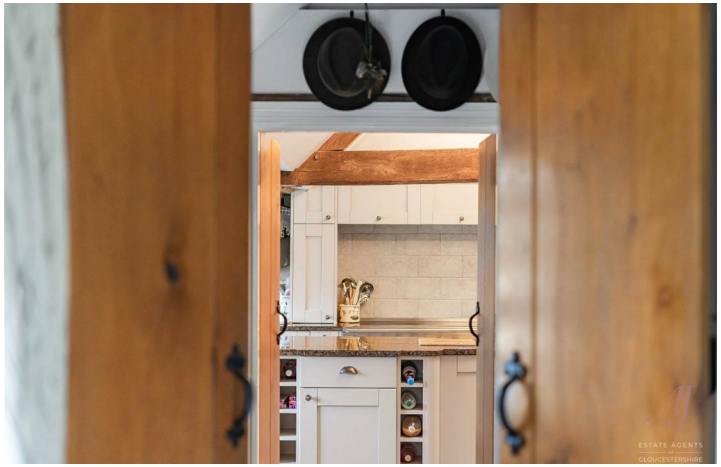
The entrance opens into a practical utility/boot room, fitted with pale grey Shaker-style base and wall cabinets, wood-effect work surfaces, a tiled splashback and Belfast-style sink. Exposed beams add character, whilst space for a washing machine, tumble dryer, coats and boots makes this an ideal place to return to after countryside walks with the dogs. The boiler is also housed here, with separate doors to the kitchen and dining room allowing the space to be closed off from the main accommodation.

The beautifully appointed fitted breakfast kitchen is a striking room, with a magnificent vaulted ceiling and a wealth of exposed beams. Pale Shaker-style base and wall cabinets are complemented by granite worktops, a central island and breakfast bar, together with an electric range-style cooker. Integrated appliances include two under-counter fridges and freezers, together with a dishwasher. With generous space for informal dining, this is a wonderful room for everyday family life. A side door opens to a sheltered outside area, providing useful storage and access to the oil tank.

Moving through to the impressive dining room, the soaring vaulted ceiling and exposed beams create a fabulous sense of space, complemented by pale tiled flooring. A wealth of natural light flows through the timber-framed windows overlooking the front garden, whilst the generous proportions comfortably accommodate a dining table seating twelve. A traditional wood door provides access to the front garden. Steps lead into the spacious sitting room, where beautiful wood flooring, exposed ceiling beams and traditional brickwork add warmth and character. Two windows overlook the front, whilst ample space for comfortable seating makes this an inviting room for relaxing or entertaining. Doors lead to two bedroom, bathroom suite and stairs lead to first floor.

Bedroom two is currently enjoyed as a second reception/garden room, (although we have also illustrated its potential as a double bedroom, (in AI). Filled with natural light from an abundance of windows, the room enjoys views across the enclosed walled garden, with French doors opening directly outside. Its versatility makes it equally appealing as additional living space or bedroom accommodation. Also on the ground floor, bedroom three is ideally suited as a single bedroom, child's room or occasional guest bedroom, with windows overlooking the walled garden. The ground floor is completed by a spacious four-piece family bathroom, with a bath, seperate shower cubicle, hand wash basin and WC, heated towel rail and window to front.

Stairs rise from the sitting room to bedroom one, an impressive first-floor room full of original character. A magnificent vaulted ceiling, exposed beams and sloping eaves create a wonderful sense of space and individuality, with ample room for a double bed and additional furniture. Extensive eaves storage adds practicality, whilst the staircase forms part of the room's distinctive layout, creating a charming and peaceful retreat.















Outside

The outside space is a particular feature, with two distinct garden areas, each offering its own character and atmosphere.

The enclosed walled garden is accessed through the French doors from the garden room/bedroom two, or alternatively via a covered passageway from the front garden. Offering a lovely degree of privacy, this beautifully arranged walled garden features paved seating areas, decorative chippings, raised planters.

The surrounding walls create an attractive sense of enclosure, whilst ample space for outdoor furniture makes it an inviting setting for dining, entertaining or simply enjoying the peaceful surroundings.

A delightful summer house currently used as a home office with electric offering a quiet retreat away from the main accommodation.

The covered passageway also serves as an open tool shed, offering useful storage for gardening equipment and outdoor essentials, with a door providing access to the front.

To the front, lawned gardens complement the traditional timber exterior, whilst a characterful well with a pump adds an appealing reminder of the property's heritage. A shared driveway provides access to off-road parking for three vehicles.

A further open store is positioned alongside the kitchen, adjacent to the side entrance and the area housing the oil tank, offering additional sheltered storage for outdoor footwear and other practical items.

The property is served by a septic tank located on neighbouring land and shared with two other properties.

Overall, The Old Stables Cottage is a truly individual home, full of charm, character and fascinating original features that reflect its history as a former stable building. With its versatile accommodation, beautiful exposed timbers and welcoming atmosphere, this is a rather special property offering something a little different from the everyday.

AGENTS NOTE:

AI has been used to create what the garden room would look like as a bedroom







Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band E and EPC rating E


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Location

Frampton-on-Severn is a picturesque and highly regarded Gloucestershire village, renowned for its beautiful setting, welcoming community and traditional village charm. At its heart lies one of the longest village greens in England, framed by magnificent period properties, mature trees and historic buildings, creating a truly delightful setting.

The village enjoys a wonderful range of local amenities, including a well-stocked village shop, post office, GP surgery, primary school and two popular public houses, The Bell Inn and The Three Horseshoes. There is also an active village hall, children's play area, cricket club, bowls club and sailing club, providing plenty of opportunities to enjoy village life. The much-loved annual Frampton Country Fair is another highlight, bringing the local community and visitors together in this beautiful rural setting.

For those who enjoy the outdoors, the nearby Gloucester & Sharpness Canal offers picturesque waterside walks and cycling routes, whilst the surrounding countryside provides lovely opportunities for exploring. The renowned WWT Slimbridge Wetland Centre is also within easy reach, offering a wonderful destination for wildlife enthusiasts and families alike.

Despite its peaceful rural atmosphere, Frampton enjoys convenient access to the A38 and M5 motorway, with good road connections to Gloucester, Stroud, Bristol and the wider Gloucestershire area. Combining beautiful surroundings, excellent village amenities and a strong sense of community, Frampton-on-Severn offers a particularly appealing lifestyle and is a wonderful place to call home.

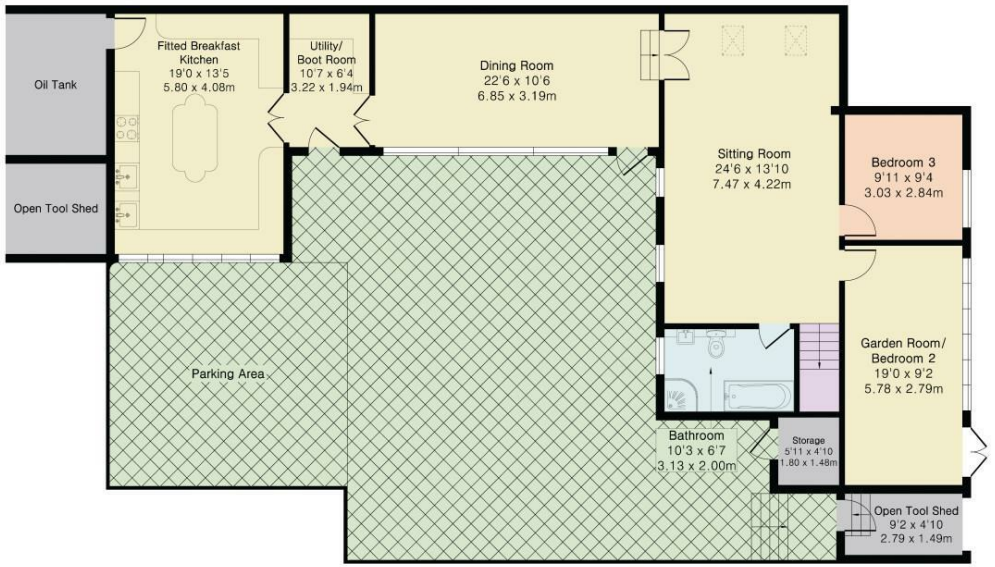


Directions

From Junction 13 of the M5, follow the A419 to the roundabout and take the left turn onto Bristol Road. Continue along this road, passing the garage on your left, before turning right at the signpost for Frampton-on-Severn. Follow the road into the village until you reach the village green, where you should turn left, with The Bell Inn on your right. Continue through the village, passing Vicarage Lane on your left, and follow The Street as it bends around to the right, you will see a small green on your right, with a driveway alongside a tall barn, indicated by our For Sale board. Turn into the driveway and bear left, where the property will be directly in front of you, as denoted by our For Sale board. ///insiders.loosens.champions



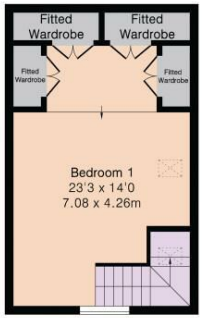
Approximate Gross Internal Area 1648 sq ft - 153 sq m
(Excluding Outbuilding, Open Tool Shed & Rear Walled Garden)
Ground Floor Area 1323 sq ft – 123 sq m
First Floor Area 325 sq ft – 30 sq m
Outbuilding Area 54 sq ft – 5 sq m
Open Tool Shed Area 45 sq ft – 4 sq m
Rear Walled Garden Area 352 sq ft – 33 sq m



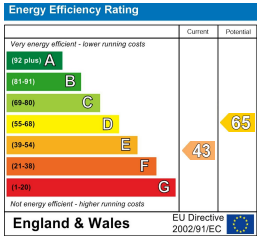
Ground Floor



Outbuilding



First Floor



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