



*A* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE



# THE HOLLIES , SAUL, GL2 7LE

## £381,995

### The Property

In addition to its many appealing features, this period cottage is full of charm and character, blending traditional style with modern comfort. The garden is both attractive and usable, offering a calm space to relax or entertain during the warmer months. The property would suit a main residence or a holiday let, with its setting and layout lending itself well to Airbnb use, appealing to those looking for a lifestyle change or additional income.

Set in a rural position, the property offers a sense of privacy while still being within reach of local amenities and transport links, making it suitable for families, professionals, or those looking for a countryside retreat. Natural light fills the rooms, creating a warm and inviting feel, and the layout works well for both everyday living and hosting guests, with a natural flow between the main living areas.

On approach, the front garden is designed for ease, laid to chippings with a circular rockery feature, adding interest while remaining low maintenance. A pathway leads to the composite wood effect front door, sheltered by a storm porch, providing a practical entrance in all seasons.

The entrance hall is welcoming, with wooden flooring and a useful cloak area for coats and shoes. Stairs rise to the first floor, and a door leads into the sitting and dining room.

The sitting room has a cosy feel, with a window to the front offering open views across fields and a log burner for the colder months. This space opens into a dining or snug area with whitewashed beams, creating a sociable space suited to both day to day living and entertaining. There is also a useful under stairs cupboard, with wooden flooring continuing throughout to maintain a consistent finish.

The fitted kitchen is well arranged and opens into a dining area with French doors leading out to the rear garden, allowing for easy indoor to outdoor living. It includes a range of soft grey base and wall units with cup handles, wooden worktops, and a Belfast sink overlooking the garden. A freestanding range cooker with two ovens, warming drawer and halogen hob forms a focal point, with an extractor above, integrated dishwasher, and freestanding washing machine. Tiled flooring runs throughout for durability and ease of maintenance.

Stairs lead to a spacious landing with access to all bedrooms, the family bathroom, and a loft hatch, providing additional storage potential.

Bedroom one is a bright double room overlooking the rear garden, with built in storage and space for additional furniture.

Bedroom two is another double with open countryside views to the front, making the most of the setting. Bedroom three is a comfortable single, also enjoying countryside views and suitable as a bedroom, nursery, or home office. The family bathroom is fitted with a four piece suite including a panelled bath, double shower enclosure, low level WC, and hand basin, with a window to the rear allowing for natural light and ventilation.

This is a charming and well proportioned cottage in a peaceful setting, suited to those looking for a home, a weekend retreat, or an income generating Airbnb. It is well placed for access to Gloucester, Stonehouse, and surrounding villages, while still offering a true countryside feel. Offered to the market with no onward chain.

#### AGENTS NOTE:

The property has recently had the following improvements:

2022 new double bunded oil tank

2023 new double glazing throughout and new front door

2025 new boiler





# Outside

The enclosed garden has been thoughtfully arranged, with a sun terrace opening onto a lawn bordered by well stocked flower beds, creating a colourful and inviting outdoor space.

At the far end of the garden sits a fantastic home office, enjoying views back across the garden. Fitted with wood effect flooring and electrics, this is a practical and comfortable space, well suited to working from home, running a business, or creative use. It also adds further appeal for those considering a holiday let, offering flexibility for guests or owners alike.

A gate leads through to a further enclosed section, where there is a good sized garden shed and greenhouse. This area is ideal for those looking to grow their own produce, keep chickens, or create a dedicated vegetable garden.

A note from our vendor:

We moved to The Hollies three and a half years ago and have loved every moment here. It is a beautiful cottage set in a truly special location. Before moving, we knew very little about Lower Framilode and the surrounding areas, but it has exceeded all expectations.

Lower Framilode is a small riverside hamlet on the banks of the River Severn, surrounded by open countryside. There are endless walks straight from the door, perfect for dog walking, with fields and paths all within a couple of minutes. The area feels peaceful and safe, with a real sense of community and lovely views across the river and farmland.

There is a great choice of local pubs nearby, including The Bell Inn in Frampton, The Ship Inn at Upper Framilode, and The Red Lion in Arlingham. Frampton also offers a village shop and the beautiful Frampton Court Estate, which hosts popular events throughout the year such as the Frampton Country Fair. The village green is a lovely spot in the summer, ideal for sitting outside while children can play.

The nearby canal at Saul is another highlight, with a café and a scenic towpath perfect for walking, running, or cycling. For those who enjoy the water, paddleboarding and kayaking are also popular along the canal and nearby River Frome.

We have truly loved both the house and the area, and it has been a wonderful place to live. Our move is only due to needing more space as our family grows. amily grows.



## 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 D and EPC rating C



## Location

Saul is a small village where the Gloucester & Sharpness Canal meets the Stroudwater Canal, complete with a marina, picnic area and the popular café, The Stables. The village offers a blend of period homes set within a rural landscape, creating a peaceful yet well connected place to live.

There is plenty close by, including The Ship Inn and The Bell at Frampton, along with award winning gelato and milk vending from Bar House Farm at Elmore. Fresh organic milk, yoghurt, cream and kefir are available nearby, along with a popular pick your own fruit farm. Frampton also provides a village shop with Post Office, café, doctors surgery, and a sailing club.

Further amenities include local farm shops, garden centres, and canal side walks with regular spots to stop for coffee or lunch. The nearby Saul Junction is well known for its scenic towpaths, ideal for walking, cycling and water activities such as paddleboarding and kayaking.

There are excellent schools in the area, both state and private, including a well regarded primary school, with further options in surrounding villages as well as Gloucester and Stonehouse.

Despite its rural feel, Saul is well positioned for access to Gloucester, approximately 9 miles away, making it ideal for those working in the city. The M5 motorway at Junction 13 is easily accessible for travel north and south. Stonehouse is around 6.5 miles away and offers a mainline railway station with direct services to London Paddington in approximately 1 hour 30 minutes, making this a convenient location for commuters.



## Directions

From Junction 13 of the M5 follow the signpost for A419 then the A38 southbound towards Frampton On Severn. Then turn right for Frampton on long straight road (The Perryway). Straight through Frampton (where, on the left, you can see the longest village green in the country and quintessential pub, The Bell, facing the cricket pitch). Over the canal, follow the road around to the right sign posted Saul. Once in the village you will pass a mechanics workshop on your left and shortly after a turning on the left for Priding & Framilode Passage. This is passage road, follow this lane passing a triangle of grass on the left and continue. You will see a group of cottages on the right hand side. The hollies will be denoted by our for sale board.

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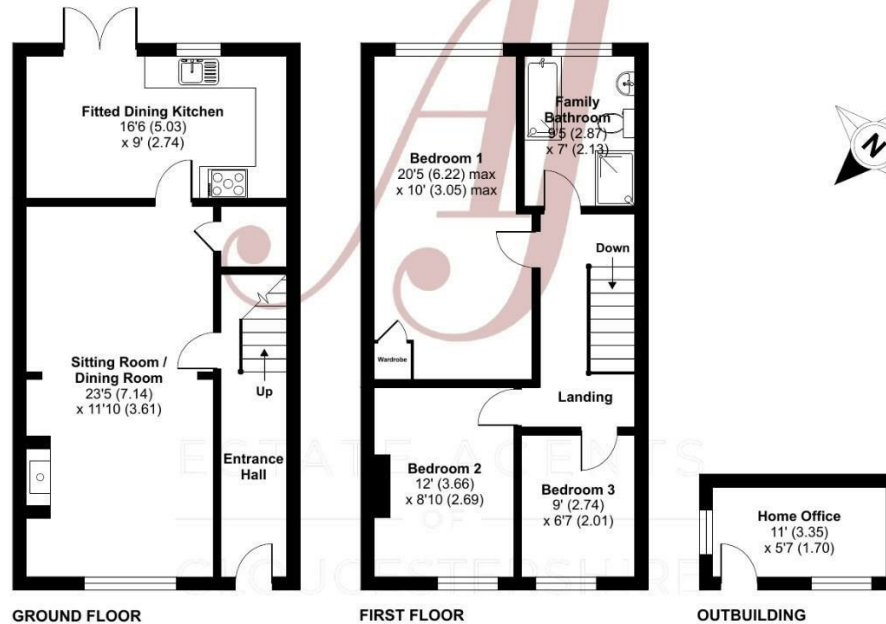
## Framilode Passage, Saul, Gloucester, GL2

Approximate Area = 1090 sq ft / 101.3 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 1152 sq ft / 107 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1222231

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

Current: 71, Potential: 85

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