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Galloway Waterley Bottom, Dursley,  
GL11 6EF

Price Guide  
£675,000



DETACHED COTTAGE IN IDYLIC AND PICTURESQUE LOCATION, LAND TOTALLING OVER TWO ACRES INCLUDING AMPLE PARKING WITH SWEEPING DRIVEWAY AND FIELDS, STUNNING VIEWS OF WOODLANDS AND COUNTRYSIDE, TWO BEDROOMS WITH POTENTIAL FOR 3/4 BEDROOMS INCLUDING ATTIC SPACE AND SIDE ANNEXE, PARTIAL NEW DOUBLE GLAZING WITH UPDATED ELECTRIC BOILER AND HEATING, FURTHER UPDATING AND MODERNISING REQUIRED, INGLENOK FIREPLACES WITH WOODBURNERS, KITCHEN LIVING ROOM AND DINING ROOM, DOWNSTAIRS BATHROOM PLUS CLOAKROOM, UTILITY ROOM. ENERGY RATING: G.

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# Galloway Waterley Bottom, Dursley, GL11 6EF

## SITUATION

Nestled in this tucked away and countryside location, this cottage is set back from the road and occupies an elevated position, surveying its own two acres of land with further panoramic views of the beautiful nearby countryside of Waterley Bottom near the village of North Nibley and on the outskirts of Dursley. The village of North Nibley is roughly a 5 minute drive away which has village shop and the Black Horse public house. The town of Dursley is just over a 5 minute drive and offers a wide range of facilities including: Sainsbury's supermarket, independent retailers, swimming pool, library, sports hall, community centre and comprehensive schooling. Dursley is well placed for commuting throughout the south west via the A38 and M5/M4 motorway network. Cam and Dursley 'Park and Ride' railway station is within ten minutes drive of Dursley with connections to Gloucester and Bristol and onward connections to the National Rail network.

## DIRECTIONS

It is advised to approach the property in an Easterly direction from either North Nibley or Dursley. The drive from North Nibley is through quieter country lanes whilst the route from Dursley is via a steep hill. From Dursley town centre proceed out of town in a North-Westerly directions, passing Sainsburys supermarket on your right. At the roundabout, take the first exit onto May Lane and follow this road for approximately 0.5 miles to the top of the incline and turn left at the top. Proceed a further 0.5 miles and take the turning on the right onto Warren Hill, turning left at the bottom sign posted 'Waterley Bottom'. Continue 200 metres and keep left, continuing onto 'Waterley Bottom'. Follow this road for 800 metres and turn right sign posted 'Wotton Under Edge'. Proceed 250 metres turning left at the crossroads, proceed just over 100 metres and the property will be located on the left hand side.

## DESCRIPTION

Believed to date back to 1650, this stone faced cottage is a truly unique opportunity to own a detached characterful cottage in a highly desirable location with ample parking and over two acres in fields and pockets of woodlands. This tucked away position allows a peaceful and tranquil setting benefiting from stunning panoramic views. The property has had some updating over recent years including partial updated double glazing, new electric boiler and heating system and a modernised living room with wooden flooring. The cottage currently has two bedrooms with potential to create three/four bedrooms by utilising the attic room and annexe. Internally, the property briefly comprises: living room, kitchen, dining room, bathroom with separate cloakroom and utility room. On the first floor the stairs open into a potential bedroom/office with access into the main bedroom. There is a spacious attic room with the boiler. Externally, the annexe is accessible via its own stairs which has bedroom and cloakroom. There is a long sweeping driveway leading to hardstanding providing parking for a number of vehicles with fields, trees, shrubs, pleasant seating areas and elevated positions to capture the superb views from many different angles.



## THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

### KITCHEN 3.28m (max) x 3.00m (max) (10'9" (max) x 9'10" (max))

Fitted kitchen with base and wall units, roll top laminated work surfaces over, stainless steel sink and drainer, space for tall standing fridge freezer, radiator, single glazed windows to side and front, single glazed door to front.

### INNER HALLWAY

Electric heater, single glazed window to rear.

### CLOAKROOM

Low level WC, wall mounted wash hand basin, single glazed window to side.

### LIVING ROOM 5.22m narrowing to 4.64m x 4.30m (17'1" narrowing to 15'2" x 14'1")

Two double glazed windows to front with wooden shutters, stable door to front, two radiators, Inglenook fireplace with woodburner.

### RECEPTION/ENTRANCE HALLWAY 4.44m x 3.39m (14'6" x 11'1")

Double glazed window to front, single glazed door to front, Inglenook fireplace with woodburner, stairs to first floor.

### HALLWAY

Single glazed door to rear.

### BATHROOM

Bath with shower off tap, low level WC, wall mounted wash hand basin, double glazed window to side.

### UTILITY ROOM 2.52m (max) x 1.86m (max) (8'3" (max) x 6'1" (max))

Space and plumbing for washing machine and tumble dryer, double glazed window to rear, storage cupboard, heated towel rail.

## ON THE FIRST FLOOR

### LANDING/OFFICE 4.67m x 3.50m (15'3" x 11'5")

Double glazed window to front, single glazed window to rear, radiator, stairs to attic room.

### BEDROOM ONE 5.43m narrowing to 4.72m x 4.50m (17'9" narrowing to 15'5" x 14'9")

Two double glazed windows to front, radiator.

## ON THE TOP FLOOR



### ATTIC ROOM 9.04m x 2.55m (29'7" x 8'4")

Two double glazed windows to front, radiator, electric boiler and hot water cylinder.

### ANNEXE ROOM 3.56m widening to 5.54m x 4.33m (max) (11'8" widening to 18'2" x 14'2" (max))

Wooden window to front, door to side.

### CLOAKROOM

Low level WC.

### EXTERNALLY

The property is accessed via a recently laid tarmac driveway that leads to further hardstanding providing parking for numerous vehicles. There are various lawned areas with mature trees, shrubs, patios, siding and backing onto open fields.

### AGENTS NOTE

Tenure: Freehold

Mains water, electricity are believed to be connected.

Private drainage (septic tank).  
Recently fitted electric boiler and hot water cylinder (2023).  
The vendors inform us approximately half of the land of the property is agricultural.  
Council Tax Band: E.  
The property is located within an area of Outstanding Natural Beauty.  
Broadband: Fibre to the Cabinet  
For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information

### FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

### VIEWING

By appointment with the owner's sole agents as over.

