

2 ROSELEIGH COTTAGE BRIMSCOMBE



WHITAKER
SEAGER



2 ROSELEIGH COTTAGE, WALLS QUARRY, BRIMSCOMBE, STROUD, GL5 2PD

A PRETTY SEMI DETACHED TWO BEDROOM COTSWOLD STONE COTTAGE, WITH OUTSTANDING VIEWS IN NEED OF MODERNISATION.

The property

Built in 1895, 2 Roseleigh Cottage offers an opportunity for those seeking a traditional country home with scope for refurbishment and modernisation. The property enjoys far-reaching panoramic views over rolling countryside and would perfectly suit buyers looking to create a home tailored to their own taste and style.

Accommodation

The ground floor is approached via an entrance hall with stairs rising to the first floor. To the front, the sitting room features a period tiled fireplace with fitted gas fire and double doors opening to the garden. A separate dining room, also with a front aspect, includes a tiled fireplace surround and fitted gas fire. Completing the ground floor is a cloakroom with wash hand basin and a kitchen fitted with a range of wall and base units, together with appliances including a Zanussi oven and extractor hood, and enjoying a rear aspect.

On the first floor, the spacious landing benefits from dual aspects to the front and rear, enhanced by a charming stained glass window. Bedroom one enjoys a frontal aspect and boasts an ornate period fireplace, while bedroom two also overlooks the front, with an ornate fireplace and built-in wardrobe. The family bathroom is positioned to the rear, featuring a pine-panelled bath with fitted Mira shower, and a built-in airing cupboard housing the Worcester Bosch gas central heating boiler. A separate WC is located adjacent to the bathroom.

Agents note & additional information:

Please ask to see the structural engineer's report prior to booking a viewing.

This property has mains water and drainage.

Ofcom indicates ultrafast broadband is available, with good mobile reception in the area.

Mains Drainage.





Guide price
£300,000

- *Entrance Hallway*
 - *Sitting Room*
 - *Dining Room*
 - *Kitchen*
 - *Downstairs Cloakroom*
 - *Two Bedrooms*
 - *Family Bathroom*
 - *Garage/Workshop & Parking*
 - *Front & Rear Gardens*
 - *Panoramic Views*
-

WITHIN EASY REACH...

Minchinhampton - 2.4 miles

Stroud - 3.2 miles

Nailsworth - 2.4 miles

Cirencester - 11.7 miles

Gloucester - 14.1 miles

Nearest Railway Station - 3.2 miles

Outside

Set behind a charming Cotswold stone wall, this delightful home is approached via gated access with a welcoming pathway leading to the front door, bordered by a lawn, established flower beds and a mature fruit tree. A patio terrace provides the ideal setting for alfresco dining and entertaining, all whilst soaking up the panoramic countryside views. To the rear, the garden is laid mainly to lawn with a pathway leading directly to the parking area and the versatile garage/workshop. A small lane to the side of the property also allows convenient access to the rear.

Situation

The property is situated within the parish of Minchinhampton, and is conveniently nestled just below Minchinhampton Common and surrounded by hundreds of acres of unspoilt countryside protected by the National Trust. The Common offers an abundance of scenic walking routes and is also home to a popular golf course, making it ideal for recreation and outdoor pursuits.

Everyday amenities are conveniently located at Brimscombe Corner, just at the bottom of the hill, and include a post office, general store, The Ship Inn pub, and The Long Table restaurant. For families, Brimscombe Primary School is close by, with Minchinhampton Primary School and Amberley Primary School also within easy reach.



