

The Thatched Cottage, Haresfield, Stonehouse, GL10 3EQ

Asking Price £475,000

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Offered for sale is this Grade II listed detached thatched cottage, set within a generous plot that provides extensive parking for multiple vehicles as well as ample space for a motorhome. The property includes a charming brick barn that offers potential. An entrance porch leads into a characterful sitting room featuring wall beams, ceiling beams and an impressive inglenook fireplace complete with a traditional bread oven. This space flows into a hallway with a staircase rising to the first floor and doors opening to a flexible single bedroom or study, along with a well-proportioned kitchen dining room. Upstairs, a landing gives access to two double bedrooms and a family bathroom. The first floor showcases character also with A-frame timbers, adding to the abundance of period character found throughout the home. Outside, the garden is predominantly laid to lawn, interspersed with a variety of established trees that enhance the sense of privacy and tranquillity. Altogether, this cottage represents a rare opportunity to acquire a historic home with charm, versatility and scope for further enhancement, making it ideal for buyers seeking period features, generous outdoor space and a property of Listed interest.











Amenities
The picturesque village of Haresfield is a village just south of Gloucester, circa one mile from Junction12 of the M5 motorway between the villages of Brookthorpe, Harescombe and Hardwicke. Haresfield enjoys the local amenities to include a village school (Haresfield Church of England Primary School), St Peter's church, and a public house. Set beneath the Cotswold escarpment, in an Area of Outstanding Natural Beauty, you can enjoy country walks, wonderful scenery and panoramic views from Haresfield Beacon one of the high points of the Cotswold Hills. Stonehouse is circa 3 miles away and provides some local shopping and schooling. with more extensive recreational, educational and shopping facilities being available from Stroud & Gloucester. Mainline railway stations are to be found at Stonehouse, Stroud and Gloucester, with services running to London (Paddington).The commute to either Bristol, Gloucester or Cheltenham is that much easier being situated close to the M5 Junction 12.

Directions
The cottage is occupying a corner plot, at the junction with the Stonehouse Road (B4008) and Haresfield Lane.

Entrance Porch
An enclosed porch with fixed window to side and door into the sitting room.

Sitting Room
Original wooden latched front door, Inglenook fireplace with bread oven, double radiator, ceiling beams, wall beams, two latch windows looking onto the garden, double radiator, tiled flooring. Opening to inner hallway.

Inner Hallway
Staircase rising to the first floor with fixed window over, under stairs cupboard, tiled floor, radiator, exposed wall of beans and ceiling timbers latched door to the bedroom/study and door kitchen dining room.

Kitchen Dining Room
A selection of matt wall and base units with worktops over, space for an electric cooker space and plumbing for a washing machine, space for fridge freezer, stainless steel sink, radiator, three casement windows over a double aspect, stable door to garden, LPG Worcester gas fired boiler, feature fixed window into sitting room, exposed ceiling beams.

Study/Single Bedroom 3
A single bedroom or study, casement window looking over the garden, wall and ceiling beams, wood effect flooring.

Landing
Exposed wooden floorboards, pitched ceiling, exposed beams, casement window over staircase, wall beams.

Bedroom 1
Casement window, exposed floorboards, A-frame timber, hanging rail, double radiator, built-in cupboard.

Bedroom 2
Casement window with a distance view, pitched ceiling, exposed floorboards, radiator.





Bathroom
Comprising a panelled bath with tiled splash back, pedestal wash basin, WC, pitched ceiling with exposed beams, obscure glazed window over wash basin, radiator.

Outside

Gardens
There is a large garden which is predominantly laid to lawn, part fenced, and part surrounded by hedgerow. Various trees are incorporated to include apple, pear, fir trees and monkey puzzle, also cherry and yew trees. There is a large metal shed to the rear corner and at the very bottom of the garden there is an area of garden classed as agricultural Use which has been lawned for the last 15 or so years.

Driveway & Brick Barn
There is off-road parking for many cars on the driveway with room for motorhomes/caravans. There is an old brick built barn which also offers potential which at one stage had power to it. Double gates lead into the main garden.

Tenure
Freehold

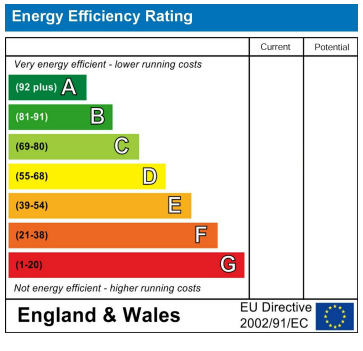
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Council Tax Band E

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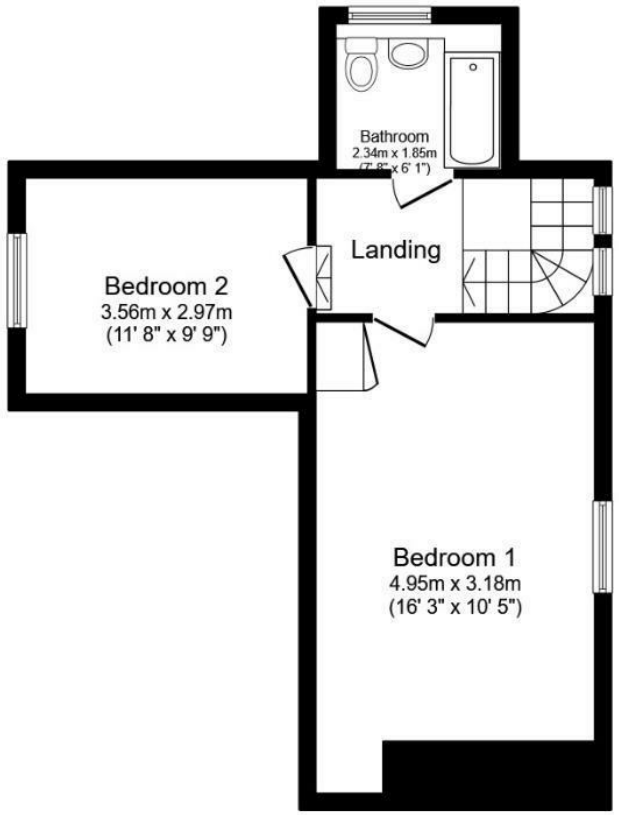
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Ground Floor



First Floor

Total floor area: 93.8 sq.m. (1,010 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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