

5B · Stroud Road · Painswick

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5B Stroud Road
Painswick
Stroud
GL6 6UT

A 2-bedroom home in a converted school and library, located in the heart of the village of Painswick.

BEDROOMS: 2
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £325,000

FEATURES

- Converted Building
- Grade II Listed
- Open Plan Layout
- Mezzanine Style Bedroom
- Ample Storage
- Parking
- Successful Holiday Let
- Village Location
- Immaculately Presented
- Light and Airy





ACCOMMODATION

Arranged over two floors, 5B Stroud Road is a thoughtfully converted former school and library.

The ground floor accommodation comprises a spacious open-plan kitchen, with shaker style units and a solid oak worktop with upstand, and space for a dining table. Bespoke made cabinetry in the living area enhances the homes character and create useful storage space. Plenty of natural light fills the room with exceptional high ceilings and large windows. A double bedroom, contemporary bathroom and plenty of built in storage is also located on the ground floor.

Upstairs, a mezzanine bedroom enhances the sense of space and reflects the buildings heritage. There is a useful cloakroom and ample eaves storage.

Externally the property boasts a privately owned parking space.

The property is currently a thriving holiday let, and presents as an ideal investment property, or starter home to the village.









DIRECTIONS

From our office in Painswick, turn left onto New Street and continue for 0.3 miles as the road becomes Stroud Road, turn left into Stamages Lane and turn left immediately twice more into Stamages Lane Car Park. Continue to the top of the car park where the property will be found up a short flight of stairs and to the left hand side.

LOCATION

Painswick, affectionately known as “The Queen of the Cotswolds”, is one of the most popular villages in Gloucestershire, probably best known for its church spire and ninety nine Yew trees and is an absolute delight with its quaint narrow streets and wealth of traditional Cotswold limestone houses and cottages. Local amenities include churches, a sought after primary school, hotel, restaurants, two public houses, a wide variety of most interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby.

The Georgian spa town of Cheltenham with its famous racecourse approximately 10 miles distant is easily accessible, as is Gloucester, Bath, Bristol, Swindon and the M4 and M5 motorways. A main line railway station at nearby Stroud brings London within 90 minutes travelling time.

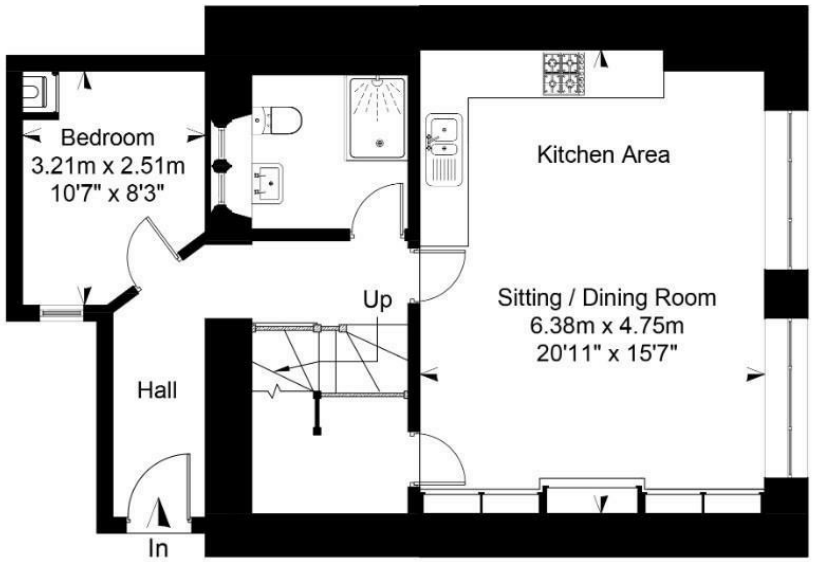
Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



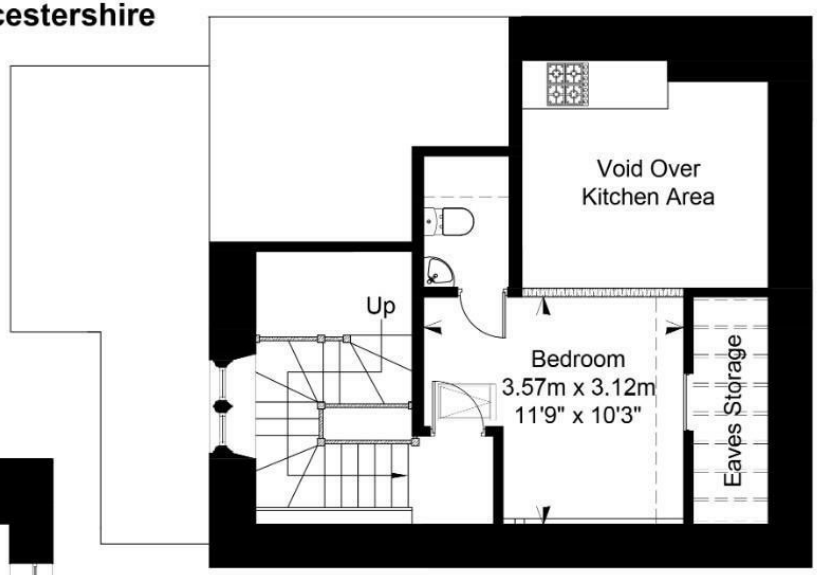
Church Mews, 5b Stroud Road, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House 82 sq metres / 883 sq feet

(Includes Limited Use Area 5 sq metres / 54 sq feet)



Ground Floor



= Limited Use Area

First Floor

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07890 327 241
Job No SP4054
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
Exempt

SERVICES
All mains services are connected to the property. Gas CH. Stroud District Council, tax band TBC. OFCOM checker, broadband; standard 19mbps, superfast 80mbps. Mobile, EE, o2, Three and Vodafone all good and variable.

For more information or to book a viewing please call our Painswick office on 01452 814655