



MULGROVE

WESTEND, STONEHOUSE, GL10 3SJ



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An opportunity to purchase a characterful, Grade II Listed three-bedroom cottage, set within extensive grounds (0.42 acres) with outbuildings, stabling, garage, and approximately 2.64 acres (1.06 hectares) of permanent pastureland.

- *Three-bedroom detached Farmhouse (202.4m² / 2,179ft²)*
- *Grade II Listed*
- *Plot of approximately 3.15 acres*
- *Characterful features*
- *Agricultural land of 2.64 acres*
- *Roadside access*

**FOR SALE AS A WHOLE
BY PRIVATE TREATY**

AS A WHOLE: £575,000

Well House, The Chipping
Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

An opportunity to purchase a characterful, Grade II Listed three-bedroom cottage, set within extensive grounds (0.42 acres) with outbuildings, stabling, garage, and approximately 2.64 acres (1.06 hectares) of permanent pastureland.

Accommodation

To the ground floor, the accommodation is spacious, providing a rear booth room, kitchen with aga, dining room, sitting/reception room with large open fire and bathroom. To the first floor there are three good sized bedrooms, with the master benefiting from internal storage and to the third floor and two unconverted attic rooms, providing opportunity for further accommodation. The accommodation is characterful and provides plentiful space for family or multi-generational living.

The property is connected to mains water, electricity, and gas central heating, with drainage to a private septic tank.

Outside

The property is accessed via a large, gravelled driveway which is complemented by a turning circle and is set within a good-sized plot, with the gardens and driveway extending to approximately 0.42 acres. The gardens are principally laid to lawn with mature shrubs and stone wall boundaries.

There is the addition of agricultural land extending to approximately 2.64 acres, which is split into two paddocks with mains water connected.

Agents Notes

Council Tax Band F
EPC Rating E

Outbuildings

There is a timber framed stable block situated with the grounds of the property with access to the adjoining land, the stable block comprises of two stables and a secure tack/storage room, the tack room has the addition of vehicular access to the front. There is also a detached single garage benefitting from vehicular and pedestrian access.

Overage Clause

The sale contract will include an overage provision on the land (hatched red on the attached site plan) to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 30 years of the sale date, 30% of any increase in value will be repayable to the owners or their successors in title. Only the area hatched red will be subject to the overage clause.

VIEWING

Strictly by appointment with the Agents:
David James – 01453 843720

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







Mulgrove, Westend, Stonehouse, GL10

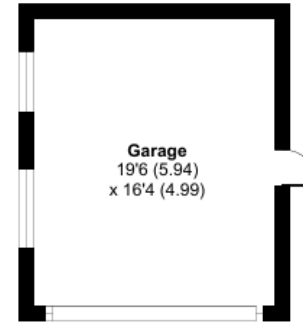
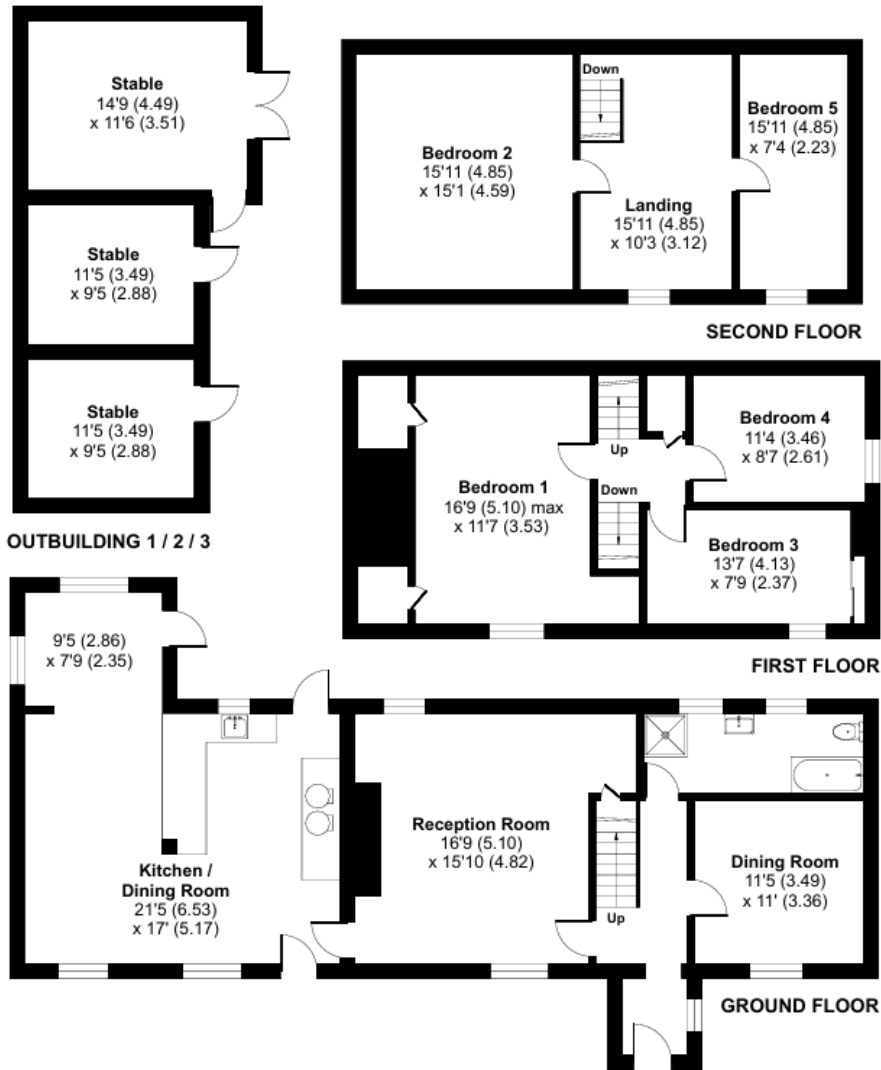
Approximate Area = 2179 sq ft / 202.4 sq m

Garage = 319 sq ft / 29.6 sq m

Outbuilding = 386 sq ft / 35.9 sq m

Total = 2884 sq ft / 267.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

