

COLN ST. ALDWYNS  
GUIDE PRICE £498,000

MOORE ALLEN  
& INNOCENT

# 13 MAIN STREET, COLN ST. ALDWYNS, CIRENCESTER, GLOUCESTERSHIRE GL7 5AN



A charming period cottage set in the middle of this idyllic Cotswold terrace, nestled in the Coln valley, one of the areas most desirable settings and further benefiting from an enchanting garden with a garden room.

Providing accommodation over three floors it delivers in all the aspects of period features one would hope for, with attractive exposed timbers, beautiful dressed stone, an inglenook fireplace and a vaulted ceiling to the attic bedroom.

The front door opens into a light living room, with a wood burning stove for those cozy evenings, beyond lies the kitchen/breakfast room with a range of fitted units and a door opening to the rear courtyard and garden beyond. A first floor landing is bathed in light thanks to a sky light and provides space to accommodate a desk or soft seating. A well-proportioned double bedroom lies to the front and well appointed family bathroom benefits from a bath and shower.

A further winder staircase gives further character, leading to a charming attic bedroom with bespoke storage.

A wonderful feature of the property is the large garden accessed from the courtyard, benefitting from a useful stone storage shed. A gate leads through in to mature lawned gardens that provide the option to create various outside spaces to suit your lifestyle.

An added delight can be found at the far end of the garden where a character garden room offers the potential to create a superb home office or simply a space in which to relax and unwind.

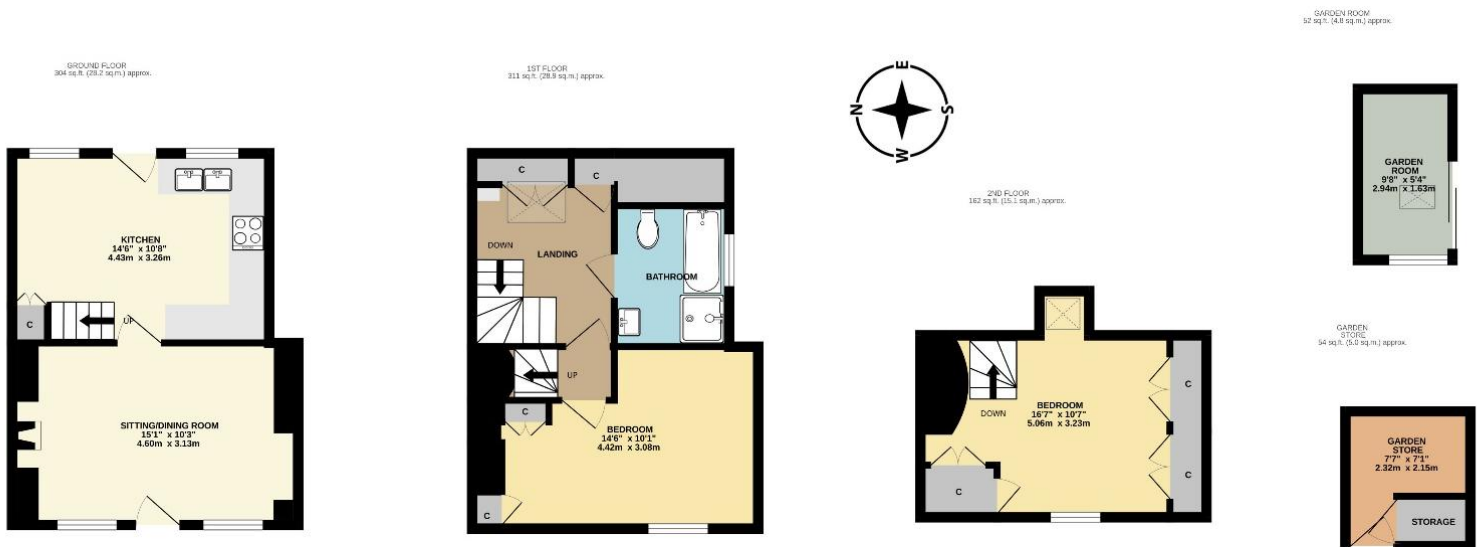
**SERVICES:** Mains electricity, water and drainage are connected to the property. Oil fired heating feeding radiators. Broadband & Mobile signal checker via [www.ofcom.org.uk](http://www.ofcom.org.uk)

**OUTGOINGS:** The property has been placed in Band 'D' for Council Tax purposes; charges 2026/27 £2,324.44

EPC D (64)

**LOCAL AUTHORITY:** Cotswold District Council, 01285 623000

**TENURE:** Freehold with vacant possession upon completion.



TOTAL FLOOR AREA SOWN DOES NOT INCLUDE OUTBUILDINGS

TOTAL FLOOR AREA : 777sq.ft. (72.2 sq.m.) approx.



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