



Lean House, High Street, Chalford, Stroud, Gloucestershire, GL6 8DP
£395,000



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An extended detached Cotswold stone character cottage in a picturesque hillside location above Chalford High Street with three bedrooms, a 23' sitting room, 16' kitchen/dining room, gardens and a sweeping view over the Golden Valley, available with no onward chain.

ENTRANCE PORCH, 16' KITCHEN/DINING ROOM WITH CONNECTING GLAZED STUDY/RECEPTION ROOM, 23' SITTING ROOM WITH FIREPLACE, THREE BEDROOMS, BATHROOM, GARDENS, AVAILABLE WITH NO ONWARD CHAIN



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: stroud@peterjoy.co.uk



Description

Lean House is a detached character home set above Chalford High Street. This sunny position enjoys a superb view across the valley and is well known for its creative, inclusive neighbourhood, with the community run store at the top of the High Street and country and riverside walks on the doorstep. The property was originally built using traditional methods from Cotswold stone and has been extended in the past, with accommodation arranged over two floors.

The accommodation is versatile and full of character. A front entrance porch opens into a well proportioned 16' kitchen/dining room, with ample space for a table. This connects with a glazed extension - a wonderfully light additional living space with delightful views over the High Street and the Golden Valley, and French doors opening directly onto the garden. Adjoining the kitchen is a 23' sitting room with windows to the front and a period fireplace with wood burning stove, making for an attractive focal point. On the first floor, a landing serves three bedrooms and a family bathroom, with the larger bedroom benefiting from built-in storage. There is character throughout, and the windows at the front of the property take in the super outlook. Available with no onward chain - viewing highly recommended.

Outside

The majority of the garden extends to the side of the cottage, rising up above the house. A level area immediately adjoining the property features a small patio with pergola, leading to a lawn beyond which steps ascend through a further terraced garden, with views becoming increasingly far-reaching as you step up through the plot. There is also a further triangular piece of garden on the opposite side of the footpath. The view across and along the valley from the garden is a real feature of Lean House.

Location

Honey-coloured cottages nestle along the aptly named Golden Valley, besides fine houses built by wealthy clothiers, who came to the area when the opening of the Thames and Severn Canal in 1789 made Chalford a manufacturing centre for broadcloth. Chalford is also known for the donkeys who were used to deliver bread and coal to doorsteps along the miles of winding tracks which still criss-cross the village. Today there is an excellent community store on the High Street and nearby Chalford Hill, Bussage and Eastcombe have well-regarded shops, schools, pubs and a doctors' surgery. The village is also home to the popular Lavender Bakehouse and there is a lovely walk from the café up the old canal path. A charming jumble of Cotswold cottages, narrow lanes, old mills and dry-stone walls still help give this part of the world its character and it is designated as an Area of Outstanding Natural Beauty. The valley has long been home to creative folk and today a number of art galleries continue that tradition. Chalford is also close to the larger centres of Cirencester and Cheltenham, while nearby Stroud (4 miles) has a direct train line to London and an award-winning farmers' market.

Directions

Leave Stroud via the A419 London Road and continue for approximately four miles passing the turnings for Burleigh, Bussage/Eastcombe/Chalford Hill & Old Neighbourhood. Shortly after the Old Neighbourhood, turn left opposite 'Victoria Works Studio' and continue on along the High Street. Pass the village shop and continue. Park up before you get to Seville's Mill on the right, and the property can be found up the footpath on the left. We can arrange to meet you on the High Street and walk up to the property with you.

Property information

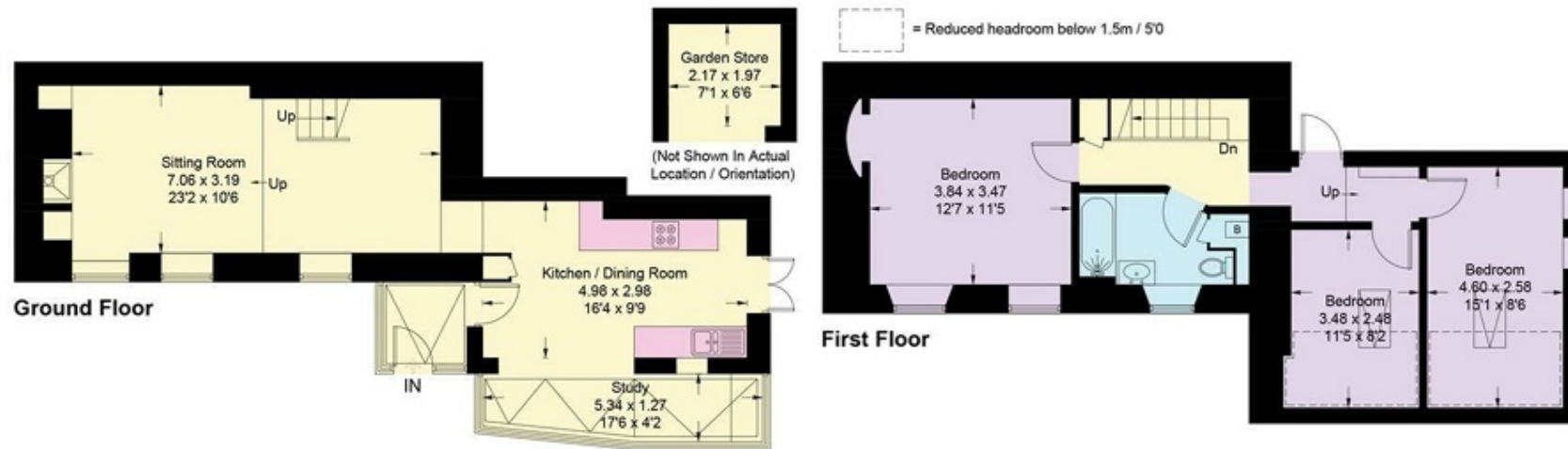
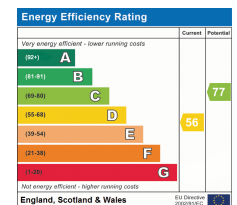
The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and good mobile voice and data services from should be available from EE, but may be variable with other networks.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft
 Garden Store = 4.2 sq m / 45 sq ft
 Total = 108.1 sq m / 1163 sq ft



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.