



JAMES PYLE<sup>CO.</sup>



**6 Wallow Green, Horsley, Stroud, Gloucestershire, GL6 0PB**

Traditional terraced stone cottage  
Peaceful countryside setting  
2 bedrooms

Living room with wood-burning stove  
Modern kitchen and bathroom  
Sunny landscaped garden  
External store/workshop  
30 minute walk the centre of Nailsworth



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £300,000**

Approximately 728 sq.ft excluding outbuilding

‘Idyllically positioned for peace and quiet and also located within a 30-minute walk to Nailsworth town centre, this period stone cottage is set amongst rolling Cotswold hills’



## The Property

Hidden down a quiet country lane away from the hustle and bustle, this charming stone cottage is situated in the rural hamlet of Wallow Green set amongst rolling Cotswold hills located on the outskirts of Horsley village and Nailsworth town. Dating back to the early 19th century, the cottage has been lovingly restored to an exacting standard over the years whilst retaining ample character throughout including timber cottage windows, exposed beams and oak flooring. Most recently, the heating system was upgraded to LPG and the kitchen was re-fitted.

Arranged over three floors, the accommodation extends in all to 728 sq.ft comprising on the ground floor a living room with wood-burning stove set within an exposed stone fireplace, leading down to the updated kitchen which benefits from underfloor heating. On the first floor, there is a modern family bathroom with shower over bath and a double bedroom with a built-in storage cupboard. On the top floor there is a further double bedroom with exposed beams and views over the lovely garden and the

surrounding countryside.

The pretty garden is arranged to the original front elevation and has been beautifully planted and maintained. A newly landscaped patio provides a sun terrace with the garden benefitting from a sunny southerly aspect. Access to the kitchen porch is across a shared gated courtyard area which houses an external stone built store/workshop providing fantastic storage. Parking is available on the quiet lane outside.

## Situation

Idyllically positioned for peace and quiet, the property is set within beautiful countryside and also situated within walking distance to the village of Horsley. Horsley is a thriving Cotswold village surrounded by fields and a rolling Cotswold landscape and enjoying lovely views, country walks and other outdoor activities. As well as a church, primary school, village hall, community shop and The Hog public house there are an array of local clubs in the village catering for most interests ranging from walking

to wine. The sought-after market town of Nailsworth is less than 2 miles away (30 minute walk) and has a good selection of restaurants and shops including a bakers, delicatessen and fishmonger, butchers and supermarkets. Stroud, 5 miles to the north, provides a wider selection of facilities including some excellent schools and a mainline railway station to London Paddington and Cheltenham. Whilst the surrounding area is steeped in history and offers beautiful Cotswold countryside in which to walk and enjoy many outdoor pursuits. The M5 is conveniently located within 25 minutes drive, whilst road networks link to Bristol, Bath and the M4, Swindon and London. The property is readily accessible to Stroud and Cirencester where there are more comprehensive facilities and services whilst Stroud has a Waitrose and many other facilities. Fast trains to London Paddington are available from nearby Kemble and Stroud train stations whilst private education is available at Beaudesert Park, Wycliffe and Westonbirt School. Cheltenham and Gloucester are also easily commutable, as is access to both the M4 and M5.

## Additional Information

The property is Freehold with LPG-fired central heating, private septic tank drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. The property has a right of way over no.5's garden for access, and the neighbours of no.7 and 8 have a right of way through no.6's garden. Ultrafast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Stroud District Council Tax Band C.

## Directions

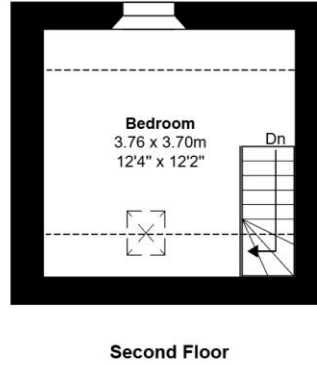
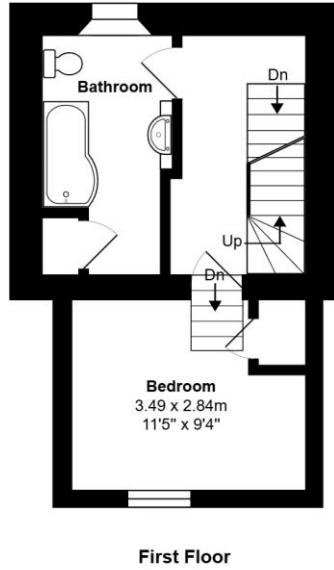
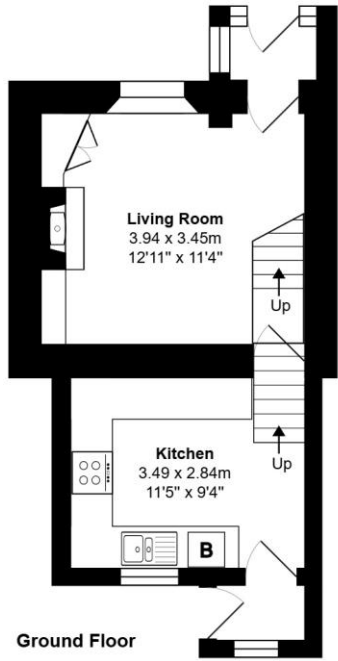
From The Hog at Horsley continue down the hill and take the first left onto Narrowcut Lane (signposted Downend). Follow the lane round to the right and take the first left signposted 'Wallow Green' and keep left at the triangle. Locate the cottage on the left after 100yds. Postcode GL6 0PB  
What3words: ///drooling.ropes.mastering





Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup> (excluding workshop / store)

All measurements are approximate and for display purposes only



Outbuilding (not shown in actual position)



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 81        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 44                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |

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