



2 Knapp Cottages, Knapp Lane, Brimscombe,
Gloucestershire, GL5 2TJ

Perry Bishop
and Chambers

the agent who keeps you informed

2 Knapp Cottages, Knapp Lane, Brimscombe, Gloucestershire, GL5 2TJ

Price: £225,000

The Property

2 Knapp Cottages is a charming two bedroom period cottage dating back to the 1800's and has been recently sympathetically updated by the current vendors and offers a no onward chain.

As you enter the property the hallway features original flagstone flooring and leads through to the sitting room which benefits from a stone fireplace with a wood burning stove and original stone mullion windows. Following through is the beautifully finished kitchen with newly fitted units and integrated appliances, it also offers a Belfast sink with lovely views over the garden. From the kitchen there are stairs to the basement which is currently being used as a utility room and has direct access to the garden.

Upstairs there are two double bedrooms with the second bedroom having valley views. A Jack and Jill shower room provides access from both bedrooms, which has been recently fitted.

The property is accessed via wrought iron gates over a cobbled court yard located on a quiet lane. The enclosed and private rear garden has stunning views looking over Toadsmoor Hill, leading to a raised deck area which steps down to a fire pit set on slate chippings.

Please note that under the Estate Agents Act 1979, we are obliged to inform interested parties that the seller is employed by this company.

Amenities

Straddling the A419 London Road, Brimscombe is a small countryside village built around the original shipping Port that brought wealth and riches to the area. Although the Port no longer remains, Brimscombe still holds many remnants of its

heritage with converted woollen mills which all run alongside the canal which still flows through the valley, sporadically intercepted by locks. Stroud District Council is currently leading restoration of a 6.7 mile length of the Cotswold Canals between Stonehouse and Brimscombe and this is thought to bring huge benefits in terms of economic investment, heritage, leisure and conservation to the area.

The village has a local primary school and is in the catchment area for Thomas Keble secondary school. It also offers a village shop, post office, traditional Fish & Chip shop, hair salon and antiques shop. There is a local football club and grounds, with a large green adjacent.

Directions

From our office in Nailsworth, take the third exit at the mini-roundabout and continue over the cattle grid and up "The W". Go over the common and turn right at the Tom Longs Post T-junction onto Cirencester Road continuing over the cattle grid. Take the next left turning onto Hyde Hill and next left onto Knapp Lane. Follow to almost the bottom of the hill and the property can be found on the right hand side behind wrought iron gates.

Viewings

Strictly by appointment only – appointments to view should be made through our Nailsworth Office – 01453 836736

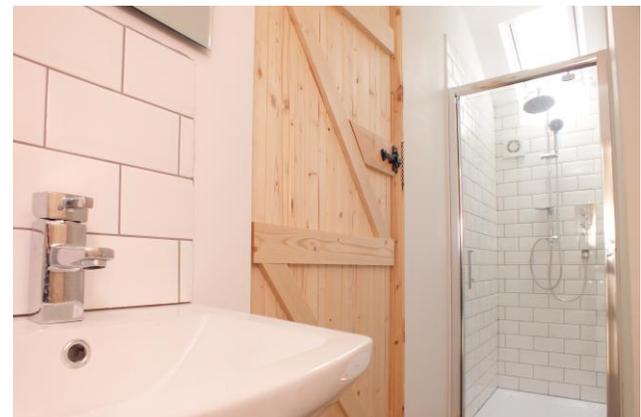
Local Authority

Stroud District Council

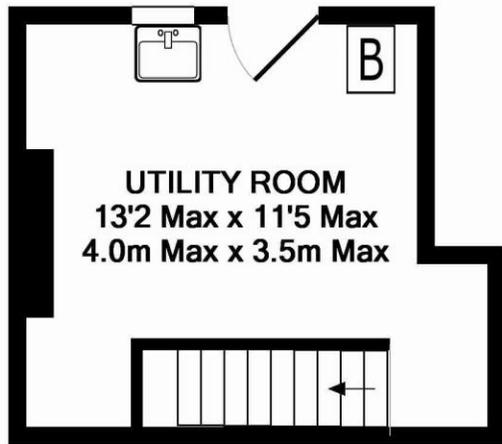
Telephone number: 01453 766321

Email address: customer.services@stroud.gov.uk

Ref: *NAI23344/SM/61028050*

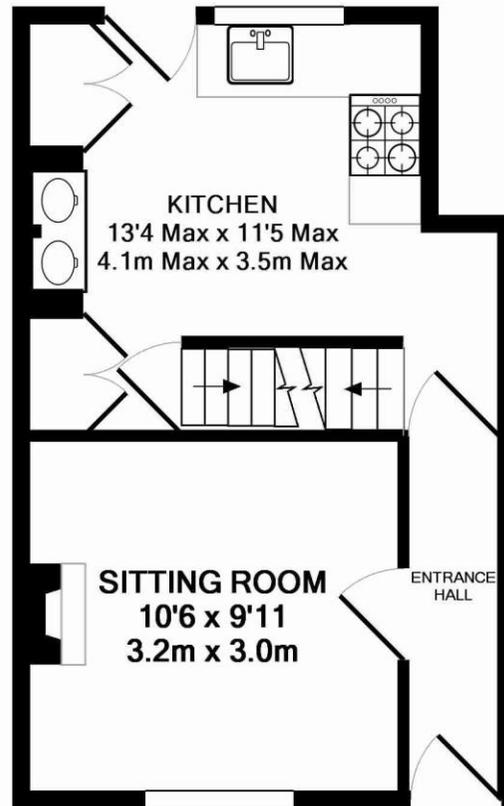






UTILITY ROOM
 13'2 Max x 11'5 Max
 4.0m Max x 3.5m Max

BASEMENT LEVEL
 APPROX. FLOOR
 AREA 133 SQ.FT.
 (12.4 SQ.M.)

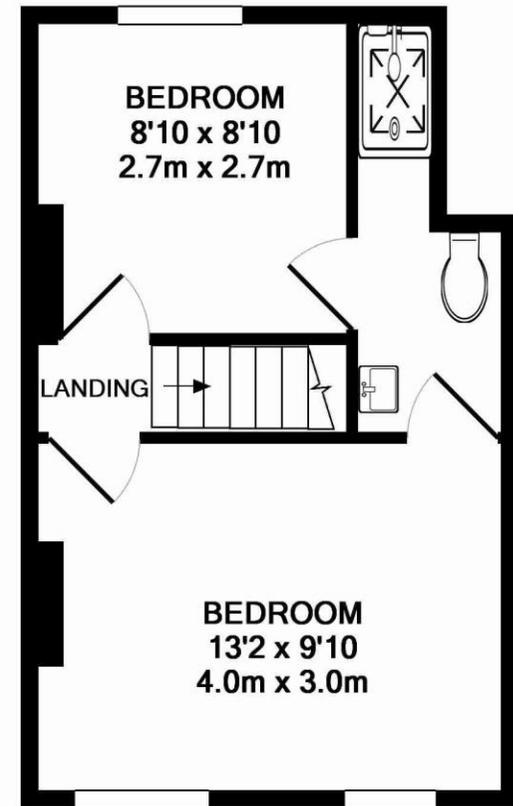


KITCHEN
 13'4 Max x 11'5 Max
 4.1m Max x 3.5m Max

SITTING ROOM
 10'6 x 9'11
 3.2m x 3.0m

ENTRANCE
 HALL

ENTRANCE FLOOR
 APPROX. FLOOR
 AREA 270 SQ.FT.
 (25.1 SQ.M.)



BEDROOM
 8'10 x 8'10
 2.7m x 2.7m

LANDING

BEDROOM
 13'2 x 9'10
 4.0m x 3.0m

1ST FLOOR
 APPROX. FLOOR
 AREA 264 SQ.FT.
 (24.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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disclaimer: these particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. the seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. we would strongly recommend that all the information we provide about the property is verified by yourself on inspection. we have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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