



JAMES PYLE & CO.



**1 Wellesley Cottages, Wells Road, Bisley, Stroud, Gloucestershire, GL6 7AF**

End Terraced Cottage  
Grade II Listed  
Sympathetically restored to a very high standard  
Desirable Village Location  
2 Double Bedrooms  
Home Office & Workshop  
South-Facing 83ft long Garden  
AGA Kitchen  
Living Room with underfloor heating

Approximately 1,045 sq ft



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**Price Guide: £495,000**

‘A charming traditional cottage which has been meticulously restored in keeping with the Grade II listing, situated in the pretty Cotswold village of Bisley’

### The Property

1 Wellesley Cottages is a pretty Grade II Listed end of terrace cottage set in the very heart of the desirable Cotswold village of Bisley. Externally, the cottage is constructed of natural stone with hood mould mullion windows whilst internally the accommodation has been meticulously renovated and sympathetically restored in keeping with the listing and the 18th century origin. Attention to detail include insulating the attic ceilings with sheeps' wool and wood-fibre boards which are lime plastered, all modern plaster and plasterboard was replaced with lime-based materials, the external cement-based pointing has been replaced with lime putty mortar, whilst bespoke hand-made iron window casements glazed with conservation glass are complete with bespoke handmade window shutters. Other period features include window seats in every room, exposed timber beams and two coffin hatches which allow furniture to be passed through the floors including to the attic. The beautiful and charming accommodation is arranged principally over two floors with a further large attic room, extending in all to 1,012 sq.ft. The accommodation is complemented by useful outbuildings within the garden.

On the ground floor, a storm porch opens to an entrance hall with pretty tiled flooring leading to the living room and kitchen both featuring traditional limestone flooring. The electric AGA kitchen/breakfast room has been superbly fitted with handmade bespoke timber units beneath polished Welsh slate worktops and benefits from an integrated fridge, dishwasher and washing machine. The living room features underfloor heating, a multi-fuel burning stove and excellent built-in storage. The original elm staircase leads up to the first floor where there are two double bedrooms and a bathroom fitted with a shower over bath. A further alternating oak step ladder accesses the attic room which provides excellent storage or an ideal hobby room. Views over the village rooftops across to the surrounding countryside can be enjoyed from each floor.

Within the garden and positioned next to the cottage there is an excellent stone-built home office which has power, heating, lighting, and internet connection. In addition, there is a timber workshop at the far end of the garden which also benefits from power and heating. The good-sized garden is south-facing laid mostly to lawn with a large patio terrace



arranged in front of the cottage. Side access leads to the lane where on street parking is easily available.

### Situation

Bisley is a quintessential Cotswold village situated within an elevated position in an area of outstanding natural beauty, surrounded by rolling countryside. Wells Road itself is famous for its namesake Wells, seven Grade II Listed water spouts set underneath the slope below All Saints Church with water running from the Seven Springs and hosts the 'Dressing of the Wells' each year. Bisley has an excellent sense of community along with a range of amenities including a popular primary school, village hall, two pubs and a village shop/post office. The market town of Stroud has a further range of facilities of supermarkets, local boutique stores, a hospital and the award winning weekly farmers market. Stroud railway station has regular direct lines to London Paddington and the South West. The M5 is located within 10 miles away providing easy commute to Gloucester, Bristol, Bath and Birmingham, and the M4. The property is well located for

sporting facilities, including an excellent golf course at Minchinhampton, racing at Cheltenham and Bath, and rugby at Gloucester. The surrounding countryside provides fantastic walking and riding along a network of bridleways and footpaths.

### Tenure & Services

We understand the property is Freehold with gas central heating through a combi boiler, mains drainage, water and electricity.

### Directions

From Stroud, follow Bisley Road for approx. 3 miles until you reach the village. At the village centre, pass the Bear Inn and turn right onto the High street. Continue down the High Street, bearing first right into Wells Road. Locate the property directly in front. Postcode GL6 7AF

### Local Authority

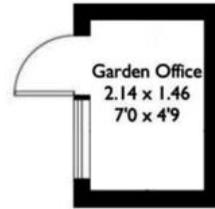
Stroud District Council

### Council Tax Band

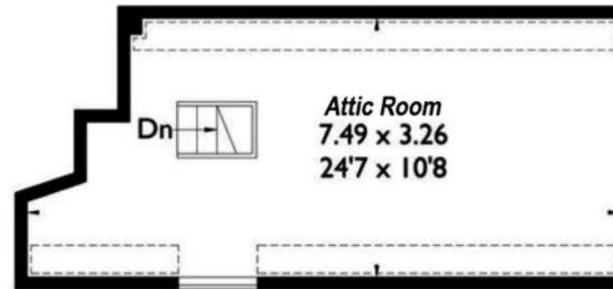
C £1,742.35



Approximate Gross Internal Area  
 Cottage = 72 sq m / 775 sq ft  
 Attic = 22 sq m / 237 sq ft  
 Garden Office = 3.1 sq m / 33 sq ft  
 Total = 97.1 sq m / 1045 sq ft



(Not Shown In Actual Location / Orientation)

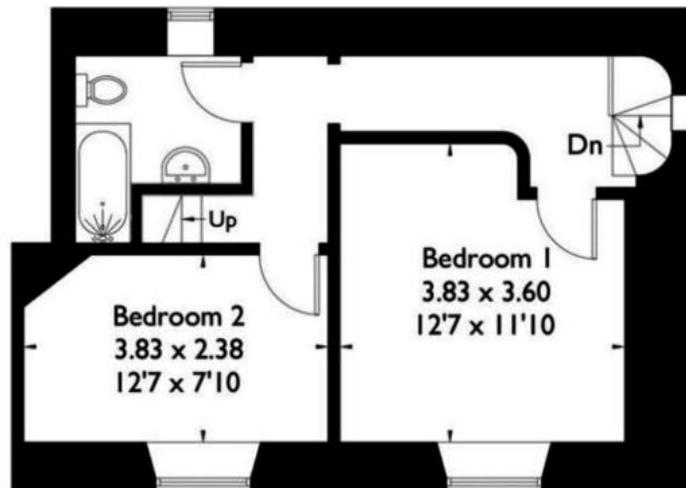


Attic

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 219507

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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