



JAMES PYLE & CO

Lewiston House, Brimscombe, Stroud, Gloucestershire, GL5 2TB

Detached Victorian house
 Magnificent original features
 Substantial family sized accommodation
 Large mature gardens
 6 bedrooms, 4 bathrooms
 3 reception rooms
 Aga kitchen/breakfast room
 Ample private parking
 Walking distance to village amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £900,000

Approximately 3,875 sq.ft and 0.66 acres

‘Set within a mature 0.66 acre plot, this substantial detached Victorian house is filled with unspoilt character’

The Property

Lewiston House is an imposing Victorian detached home set within well-established gardens of 0.66 acres. Located within the popular village of Brimscombe, the property is situated within walking distance to many amenities the village has to offer. Constructed as the mill house to Lewiston Mill in the 1840s, the striking elevations include a rear bay window spanning over three floors while internally the property has retained much of its original features including elm and oak floorboards, sash windows with shutters, servant bells, and a magnificent balustrade curved staircase. Despite this well-preserved character, the property benefits from not being listed and in previous years has had planning to construct a separate dwelling within the large grounds.

Internally, the accommodation extends in all to 3,875 sq.ft arranged over four floors boasting good room proportions and ceiling height typical to the era. The ground floor comprises an entrance hall, three reception rooms and shower room. Both the living room and dining room have traditional fireplaces

whilst the dining room also features a spectacular corniced ceiling with decorative gold flowers. The kitchen is located on the lower ground floor and is arranged across two rooms; a breakfast/family room with a 4-compartment gas Aga, and a further kitchen with a range of fitted appliances including a dishwasher, washing machine, two fridges, gas hob and oven. Also on the lower ground floor there is an inner lobby with side access which leads to a utility room and three versatile store rooms, two of which were previously used as a recording studio, offering excellent scope to create a home office. The bedroom accommodation is arranged over the first and second floors comprising six bedrooms. The family bathroom is located on the first floor and has a roll-top bath while both the top floors bedrooms benefit from ensuite shower rooms. In addition, the top floor has been designed to be a self-contained suite with a spacious landing fitted as a kitchenette/living area, perfect for teenagers, a live-in nanny, or guests.

Lewiston House sits within a mature large plot of gently sloping gardens. The front is screened by high hedging creating a good



degree of privacy and has an off-road parking area for numerous vehicles at the side. The gardens are laid predominately to lawn with well-established trees throughout including productive fruit trees and a grape vine. Within the garden there is a large timber store shed.

Situation

Brimscombe is a valley village situated just 2 miles from Stroud. The village has a good range of amenities including a shop, post office, pub, primary school, café and takeaway. Local secondary schooling options include Thomas Keble and Beaudesert Park, Stroud High and Marling plus Stroud College provides further educational facilities. There are excellent walking routes available with the Thames and Severn Canal path situated just opposite the property, while across the valley there is over 600 acres of National Trust common land at Minchinhampton. The A419 offers excellent easy connections to Stroud and Cirencester (10 miles) which have a large range of amenities and facilities including

weekly Farmer's markets. Stroud has a main line railway station with inter city services travelling to London (Paddington).

Tenure & Services

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

Directions

From Stroud, follow London Road (A419) towards Cirencester to reach Brimscombe. Continue along London Road and locate the property on the left hand side just before Toadsmoor Road.

Local Authority

Stroud District Council

Council Tax Band

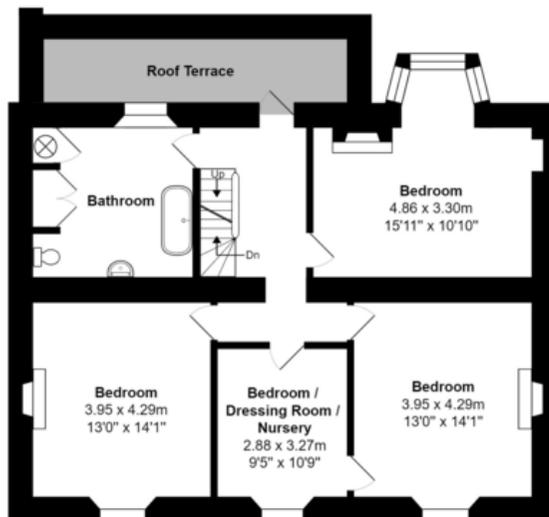
F £2,926





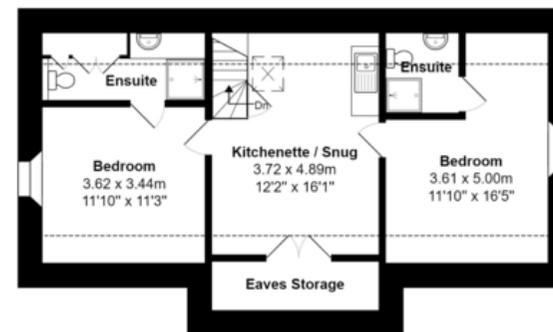


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

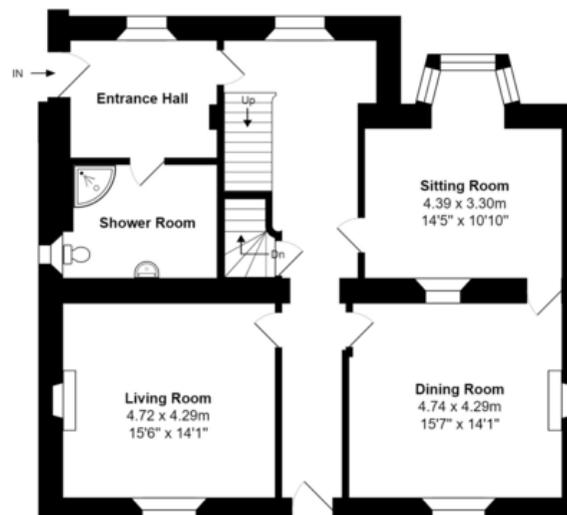


Internal House Area: 360.0 m² ... 3875 ft²

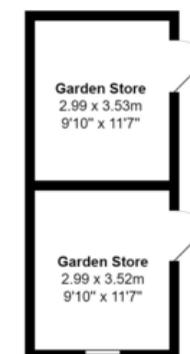
All measurements are approximate and for display purposes only



Lower Ground Floor



Ground Floor



Timber Outbuilding

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