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The Pillars, Bristol Road, Berkeley,
GL13 9EZ

£420,000



A SPACIOUS SEMI-DETACHED HOUSE CURRENTLY TRADING AS A GUEST HOUSE
SET IN LARGE GARDENS - AMPLE OFF ROAD PARKING - ENTRANCE HALL
SHOWER ROOM - DINING ROOM - LOUNGE
GUEST LIVING ROOM OPENING TO CONSERVATORY
FOUR FIRST FLOOR BEDROOMS EACH HAVING EN-SUITE SHOWER ROOM
OWNERS ACCOMMODATION WITH KITCHEN/BREAKFAST ROOM
UTILITY - BATHROOM - BEDROOM - ENERGY RATING E

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SITUATION

The Pillars is situated in an ideal location adjoining the A38 just north of Berkeley. The property is conveniently located for the centres of Berkeley, Dursley and Cam. Cam has a Tesco supermarket along with primary schooling and Dursley town centre which is some two miles distance, offers a wider range of shopping facilities, along with secondary schooling. The historic town of Berkeley has an attractive range of local retailers and is well known for Berkeley Castle and the Edward Jenner Museum. The property is well located for M5/M4 motorway network being between Junctions 13 and 14 of the M5. Visitors to the area will be attracted by the nearby Cotswold Way, Berkeley Castle and the Wildfowl and Wetlands Trust in nearby Slimbridge village.

DESCRIPTION

The Pillars Guest House has been successfully trading for a number of years and more recently became The Vale of Berkeley Guest House and the adjoining property was purchased and converted into further guest accommodation. The vendor intends to separate the building and sell The Pillars and the majority of the surrounding land. The property has a shared driveway which also gives access to the adjoining property 'Dovedale'. The Pillars has six parking spaces along with garage and the driveway to the side of the property provides two further parking spaces. The accommodation is accessed via a hallway with a reception desk which gives further access to living room, dining room, large guest lounge with adjoining conservatory. There is also a ground floor shower room. On the first floor there are four guest bedrooms, each having an en-suite shower room which are finished to a good standard. The owners currently separate the rear accommodation for their own private quarters, which includes a good sized kitchen/breakfast room, utility, bedroom and bathroom. Gardens include a small paddock at the front of the property. The Pillars benefits from extensive sealed unit double glazing and oil fired radiator central heating. The property is currently used as a guest house but could be used as a private dwelling subject to necessary consents. A viewing is suggested at your earliest opportunity convenience to fully appreciate it's potential.

DIRECTIONS

From Dursley town centre proceed out of the town in a north westerly direction on the A4135, proceeding straight across at the first roundabout. At the second roundabout take the first exit signposted Berkeley and continue for approximately one mile to the junction with the A38. At the A38 turn immediately right and The Pillars will be found on the left hand side.

ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

RECEPTION HALL

Having a reception desk, part glazed door to side and radiator.

SHOWER ROOM

Having a low level wc, wash hand basin, shower cubicle with electric shower, radiator and double glazed window to rear.



LOUNGE 3.92m x 3.63m (12'10" x 11'11")

Having double glazed window to front, pine fire surround with cast iron insert and radiator.

DINING ROOM 4.2m narrowing to 3.31m x 2.6m (13'9" narrowing to 10'10" x 8'6")

Having double glazed window, radiator and currently opening into 'Dovedale'.

GUEST LIVING ROOM 5.46m x 3.62m (17'11" x 11'11")

Having double glazed window to side, radiator and patio doors to conservatory.

CONSERVATORY 3.7m x 2.96m (12'2" x 9'9")

Having double glazed surround, double glazed french doors to garden, radiator and ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

Having linen cupboard and giving access to:

BEDROOM ONE 3.6m x 3.5m (11'10" x 11'6")

Having double glazed windows to front and side, radiator and access to:

EN-SUITE SHOWER ROOM

Having shower cubicle, wash hand basin, low level wc and double glazed window to side.

BEDROOM TWO 3.63m x 2.66m widening to 3.95m (11'11" x 8'9" widening to 13'0")

Having double glazed window to front, radiator

EN-SUITE SHOWER ROOM

having shower cubicle, wash hand basin, low level wc and extractor fan.

BEDROOM THREE 2.72m x 2.57 widening to 3.3m (8'11" x 8'5" widening to 10'10")

Having double glazed window to rear, airing cupboard and access to:

EN-SUITE SHOWER ROOM

Having wash hand basin, low level wc, shower cubicle and part tiled walls.

BEDROOM FOUR 4.32m x 1.71m (14'2" x 5'7")

Having double glazed windows to rear and side and radiator . Giving access to:

EN-SUITE SHOWER ROOM

Having low level wc, wash hand basin, shower cubicle with electric shower, double glazed window, extractor fan and part tiled wall.

OWNERS ACCOMMODATION



KITCHEN/BREAKFAST ROOM 3.6m x 3.17m (11'10" x 10'5")

Having a range of wall and base units with laminated work surfaces over, inset one and half bowl single drainer sink unit, electric cooker point, radiator and breakfast bar giving access to:

UTILITY ROOM 4.34m x 1.85m (14'3" x 6'1")

Having stainless steel single drainer sink unit, plumbing for automatic washing machine, double glazed door and window to side, radiator, Worcester boiler providing oil fired radiator central heating and domestic hot water.

BEDROOM 3.85m x 3.27m (12'8" x 10'9")

Having double glazed window to rear and radiator.

BATHROOM

Having a 'P' shaped bath with electric shower over, wash hand basin and low level wc.

EXTERNALLY

The property is accessed via a tarmacadam driveway which also gives access to the adjoining cottage 'Dovedale'. The driveway leads to parking area for six cars and a detached garage. To the front of the property there

is a small paddock with stable and large adjoining lawned area of garden. The property has numerous trees and is bordered by a stream. There is a wooden garden room. To the side of the property there is parking space for a further two cars and immediately to the front of the property is a further area of low maintenance gravelled garden with seating areas, flower borders and shrubs. A pedestrian gateway gives access to side courtyard and enclosed rear garden which is extensively laid to lawn.

AGENTS NOTE

Tenure: Freehold

Council Tax Band: F £2,290.60 payable

Mains electricity and water are connected

Oil fired radiator central heating

Private drainage

The property is currently used as a guest house but could be used as a private dwelling subject to necessary consents.

VIEWING

By appointment with the owner's sole agents as over.

