

2 The Cider Mill, Stinchcombe,  
GL11 6BB

Offers in the region of  
**£395,000**



NEWLY RENOVATED THREE BEDROOMED CIDER MILL CONVERSION  
IN AN ATTRACTIVE SEMI-RURAL LOCATION  
SPACIOUS LIVING/DINING ROOM - FITTED KITCHEN - GROUND FLOOR MASTER  
BEDROOM AND SHOWER ROOM - TWO DOUBLE FIRST FLOOR BEDROOMS - FAMILY  
BATHROOM/SECOND WC - ENCLOSED GARDENS - PARKING - CHARACTER FEATURES  
- MUST BE SEEN - ENERGY RATING C

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# 2 The Cider Mill, Stinchcombe, GL11 6BB

## SITUATION

This newly renovated property is situated in Blanchworth which is a Hamlet between the Cotswold village of North Nibley and the Severn Vale town of Berkeley. North Nibley has a popular local inn and primary school. The larger Cotswold town of Wotton-under-Edge offers a wider range of shopping facilities along with primary and secondary schooling. The A38 gives access to the centres of Dursley and Thornbury which also have a good range of shopping facilities including supermarkets and further secondary schooling. The property is situated in this semi rural location midway in between junctions 13 and 14 of the M5 motorway.

## DESCRIPTION

This unique semi-detached Mill was recently converted and is now complete and is set in this fantastic semi-rural position. The property is accessed via a short shared driveway leading to parking area for two vehicles. The gardens are enclosed by fencing. The property is accessed by open attractive oak entrance porch leading to spacious living/dining room with windows looking over both the front and rear gardens, with access into the spacious kitchen which is fitted to a high standard with granite work surfaces and integrated appliances. On the ground floor is the master bedroom along with shower room and on the first floor will be found two further double bedrooms and bathroom/second wc. The property benefits from an oil fired central heating and private drainage. Further benefits include built in storage, smart 'Nest' thermostat, solid wooden doors and character features. To see all the property has to offer we suggest viewing at your earliest opportunity.

## DIRECTIONS

If travelling in a southerly direction on the A38 pass The Prince of Wales Hotel, and continue passing the Berkeley turning and after approximately two hundred metres take the first turning on the left, continue passing Kitts Green Nursery on the right hand side and proceed for approximately 1000 meters, as the road bears to the right, The Cider Mill will be found on the left hand side.

## OPEN CANOPY PORCH

Attractive oak and tiled pitch roof, leading to:

## LIVING/ DINING ROOM 7.24m (max) x 4.49m narrowing to 2.66m (23'9" (max) x 14'9" narrowing to 8'9")

Having composite door to front with glazed panel, double glazed door and panel to rear, stairs to first floor, two radiators, two double glazed windows to front, inset ceiling spotlights, under stair storage cupboard.

## KITCHEN 4.38m (max) x 2.9m (max) (14'4" (max) x 9'6" (max))

Fitted kitchen with a range of attractive Shaker style wall and base units, granite work surface over, 'Range' style double oven and hob, large hood over, inset Belfast sink unit, integrated tall fridge freezer, integrated dishwasher, plumbing for automatic washing machine, two double glazed windows to front and one to rear, inset ceiling spotlights.

## INNER HALLWAY

Smart 'Nest' thermostat, giving access to:

## BEDROOM ONE 2.74m x 2.33m (9'0" x 7'8")

Having double glazed window to rear, radiator, exposed beam.

## EN-SUITE SHOWER ROOM

Having wash hand basin with pedestal, wc, shower cubicle with mixer shower, heated towel radiator, inset ceiling spotlights, double glazed window to front, and fully tiled walls and floor.

## ON THE FIRST FLOOR

## LANDING

Double glazed Velux window, two double built in wardrobes/storage cupboards each with radiators.

## BEDROOM TWO 4.42m x 3.49m (14'6" x 11'5")

Having double glazed Velux window with views to open fields and countryside, radiator.

## BEDROOM THREE 4.41m x 3.00m (14'6" x 9'10")

Having double glazed Velux window with views to open fields and countryside, radiator.

## BATHROOM

Fitted with panelled bath with mixer shower, wc and wash hand basin, double glazed Velux window, fully tiled walls and floor, inset ceiling spotlights.

## EXTERNALLY

The property is accessed by a shared driveway leading to parking bay for two/three vehicles. The front garden is enclosed by post and rail fence and will be laid to lawn. There is a further courtyard area to the rear with access to the parking area.

## AGENT'S NOTES

The property is Freehold with shared vehicular driveway.  
Council Tax Band: to be confirmed.

Mains electricity and water are believed to be connected.

Oil fired radiator central heating.

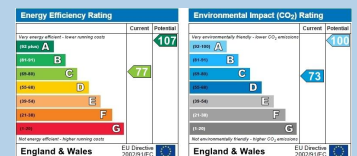
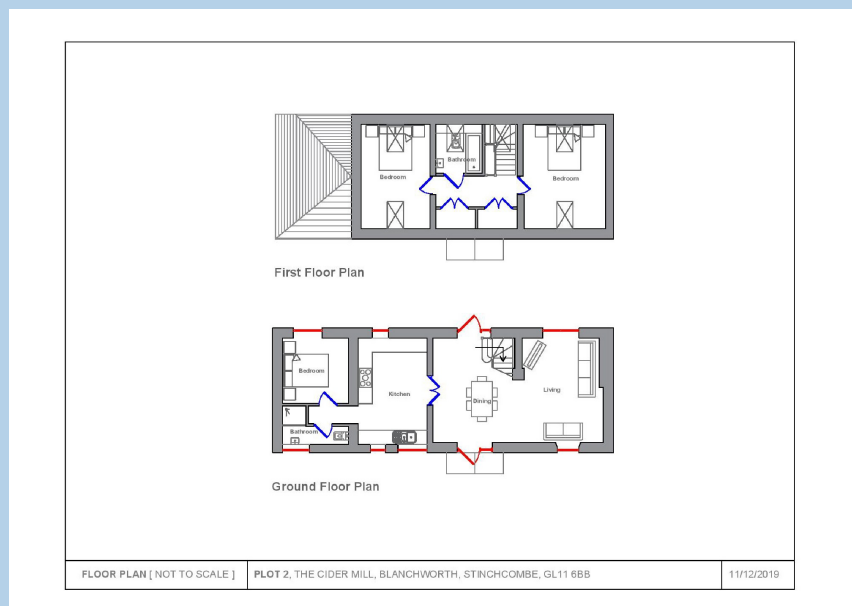
Private drainage.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

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



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