

53 The Street, Uley,
GL11 5SL

Asking price
£550,000



Attractive stone built, Grade II Listed, detached family home, incorporating village shop; currently let as community store/post office providing income, living room, separate dining room, kitchen, four first floor bedrooms, office, bathroom, second floor master bedroom with en-suite shower room, enclosed gardens, parking, must be seen, virtual viewing available, energy rating E

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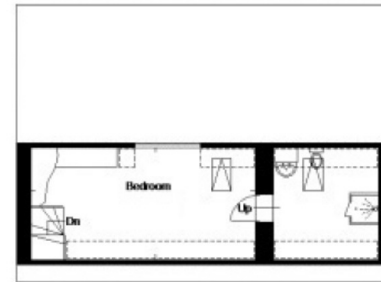
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Approximate Gross Internal Area = 166 sq m / 1787 sq ft
Shop = 46 sq m / 495 sq ft
Total = 212 sq m / 2282 sq ft

--- Disposed headroom below 1.5m / 5ft



Second Floor



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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SITUATION

53 The Street is situated in the heart of this popular Cotswold village of Uley, on the lower slopes of the Cotswold escarpment and is in a designated Area of Outstanding Natural Beauty. Village facilities include post office/store owned by the property, village hall, primary school, village pub, Prema Arts Centre and café, and Millennium playing field. A wider range of shopping facilities can be found in Dursley town centre along with secondary schooling and the nearby town of Stroud; which was recently awarded The Town of the Year, also has an extensive range of shopping facilities along with independent schooling. The village is also well located for commuting to the larger centres throughout the south west including Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network. Stroud and Stonehouse have mainline railway stations.

DIRECTIONS

If travelling from Dursley proceed out of town in an easterly direction on the B4066 into Uley, on entering the village continue passing the bus shelter on the right hand side and proceed for approximately three quarters of a mile and the village shop and 53 The Street will be found on the left hand side.

DESCRIPTION

This attractive stone built house and shop provides a rare opportunity to live in this popular Cotswold village with a property and income incorporated. The village post office/store which is run by the Uley Community Store is currently let with a lease, which we understand is outside the 1954 Act, and runs until June 2022. The present owners have adapted the living accommodation and the property has many period features. The living accommodation is accessed via the side,

leading to kitchen, there are two spacious living rooms overlooking the rear garden. On the first floor there are four bedrooms along with family bathroom and office/study. On the second floor there is a large attic bedroom with an adjoining en-suite shower room. The property has flagstone flooring, fireplace and many character features and is ideal for someone wishing to live in the village and gaining an income. The retail area is accessed via a front door from the pavement, leading to retail area and post office, there is a rear lobby/store and WC.

RESIDENTIAL ACCOMMODATION

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

KITCHEN 5.46m x 2.01m overall (17'11" x 6'7" overall)

Having a range of wall and base units, stainless steel single drainer sink unit, built-in oven, gas hob, cooker hood over, tiled flooring, plumbing for automatic washing machine, Hygena gas boiler, double door to side, two double glazed windows to rear.

SITTING ROOM 5.12m x 3.3m (16'10" x 10'10")

Having two windows to rear, glazed double doors to rear, exposed beams, exposed Cotswold stone walling with recessed fireplace with wood burner, stairs to first floor, and opening to:

DINING ROOM 4.09m widening to 5.0m x 3.36m (13'5" widening to 16'5" x 11'0")

Having window to rear with window seat, radiator, door to side, exposed Cotswold stone walling, part wood panelling, exposed beam.

ON THE FIRST FLOOR



LANDING

Having radiator, exposed beam, secondary double glazed window to front, stairs to second floor, stairs to:

UPPER LANDING/STUDY 4.52m x 3.38m (14'10" x 11'1")

Having radiator, double glazed window to rear.

BEDROOM ONE 3.98m x 3.26m (13'1" x 10'8")

Having secondary double glazed window to side and front.

BEDROOM TWO 3.3m x 3.0m narrowing to 2.4m (10'10" x 9'10" narrowing to 7'10")

Having radiator, built-in cupboard and secondary double glazed window to rear.

BEDROOM THREE 3.44m x 2.78m (11'3" x 9'1")

Having secondary double glazed window to rear and radiator.

BEDROOM FOUR 3.03m x 2.31m (9'11" x 7'7")

Having built-in cupboard, secondary double glazed window to front, exposed beam, double radiator, cast iron fireplace.

BATHROOM

Having corner bath, glazed shower screen and electric shower over, vanity wash hand basin with cupboard under, WC, radiator and fully tiled walls.

ON THE SECOND FLOOR

ATTIC BEDROOM 6.5m (max.) x 3.4m (max.) narrowing to 1.9m (21'4" (max.) x 11'2" (max.) narrowing to 6'3")

Having exposed floorboards, exposed A frame, dormer double glazed window to rear, roof light, radiator, and door to:

EN-SUITE SHOWER ROOM



Having shower cubicle with mixer shower, roof light, low level WC, wash hand basin, electric towel rail.

EXTERNALLY

To the side of the property a shared gravel driveway leads to carport with parking for one car. The enclosed rear garden is laid to lawn with wooden deck, shrubs, and gate to both sides.

SHOP - SELF CONTAINED UNIT

MAIN SHOP AREA 9.47m x 3.81m (31'1" x 12'6")

Having glazed display window, door.

RETAIL AREA

Includes: post office, rear lobby/store leading to:

SMALL CLOAKROOM

AGENT'S NOTES

All mains services are understood to be connected.

Gas fired radiator central heating to the house.

Council Tax Band: D £1,932.41 (payable).

Business Rates for the Shop.

The shop is let to Uley Community Store at a rent of £9,500 per annum. The lease expires 30/06/2022 and is understood to be outside the 1954 Act.

The vendor would consider selling the residential section separately at £400,000.

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.

