



WAYSIDE COTTAGE

Malvern Road | Staunton | Gloucestershire | GL19 3NT

HUGHES **HS** SEALEY

Welcome to...

WAYSIDE COTTAGE

Welcome to Wayside Cottage, a black and white, three-bedroom, detached, Grade II listed cottage which is believed to date back to the 16th century. Located in a highly desirable village, the property is offered for sale with no onward chain and sits within a mature plot of circa .25 acre. At a stage where one can apply their own stamp to the property, this cottage, which is full of charm and character, comes with a high recommendation to view.

The property, which has been in the vendors' family for over 50 years, is tucked away and located along a private driveway, shared with the village Post Office. Along the driveway, the house can be found sitting in the middle of the front and rear garden.

Internally, the property, which does not suffer with limited head height as is usual with an older cottage, enjoys two reception rooms, being the living room and the dining room. The living room enjoys an open fire along with a full-length glass door which gives access to the rear garden.

Completing the ground floor accommodation is the kitchen/breakfast room which also enjoys an open fire inset to an inglenook and a range of fitted units. Finally, there is a rear hall where stairs lead up to the first floor.

Upstairs are three double bedrooms and the three-piece family bathroom. Along the main hallway is a fitted storage cupboard which sits alongside the linen cupboard.

Externally, there is parking for multiple vehicles and attached to the house are three outbuildings which have in the past been used as the coal house and a tool shed. The garden to the front is predominantly laid to lawn whilst the rear garden has predominantly been used for the growing of vegetables. All of the garden is enclosed by fencing or mature hedging.

- Grade II listed, three-bedroom black and white detached country cottage
- Located within a desirable village setting and offered for sale with no onward chain
- Sat within a mature plot of circa 0.25 acre
- At a stage where any new buyer can apply their own stamp to the property
- Full of charm and character throughout
- Two reception rooms, one with open fireplace and living room with French doors to garden
- Kitchen/breakfast room. Range of fitted units and open fireplace inset to inglenook
- Three double bedrooms and three-piece family bathroom
- Two outbuildings and driveway parking for multiple cars
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode: GL19 3NT.

Upon entering Malvern Road, the property can be located on your left as advertised by our For Sale sign. Turn into the private driveway where the property can be located on your left.





GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1446 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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