



**SawyerS**  
Sales & Lettings

**2 Hope Mill Park, Brimscombe, Stroud,  
Gloucestershire, GL5 2SQ  
Price £150,000**



## 2 Hope Mill Park, Brimscombe, Stroud, Gloucestershire, GL5 2SQ

**A rare opportunity to acquire an immaculately presented park home in Brimscombe. Comprising; Entrance hall, a lovely kitchen, spacious lounge-dining room with a wood burning stove, two bedrooms and bathroom. South facing private rear garden with gated access to the canal path and allocated parking.**

**Sawyers Estate Agents** are delighted to offer for sale this beautifully presented, two bedroom park home in Brimscombe. The light filled, refurbished accommodation comprises; entrance hall, February 2023 refitted kitchen with solid oak work tops, generously proportioned lounge-dining room with a wood burning stove, master bedroom with a French door leading out onto a south facing decked sun terrace, guest bedroom and a bathroom with an over bath shower.

Outside, you will find an area of lawn to the front and a pathway that leads around to a lovely south facing rear garden with a decked sun terrace, tree lined views and a private gate giving access to the canal footpath. Allocated parking for one car. Upvc double glazing throughout and a October 2022 installed gas central heating system.

Please note that prospective buyers must be 50 year of age or over and be cash buyers.

**Amenities:-** There are two very popular primary schools nearby - (Brimscombe and Thrupp Primary Schools) and a secondary school at Eastcombe some 2 miles away. Minchinhampton is within easy reach as is the extensive National Trust common land and its golf course. A bus service connects with Stroud. Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. Good access to the M5 Motorway brings the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

### **Entrance Hall**

Upvc double glazed front door, panel doors.

### **Lounge-Dining Room 6m (19'8") x 5m (16'5") Max**

A lovely spacious and light filled room with four double glazed windows, serving hatch from the kitchen and a feature cast iron wood burning stove sitting on a stone hearth with a wooden mantle above.

### **Kitchen 3.77m (12'4") x 2.53m (8'4")**

A stylish kitchen having been re fitted in February 2023. There is a Upvc window to the side, matching double glazed door to garden, solid oak work tops with a range of cupboards and drawers under, matching wall units, stainless steel single drainer unit with a single bowl and mixer tap, space for a washing machine and fridge-freezer, laminate wood flooring, space for a gas cooker with attractive tiled back plate, useful built-in shelved storage cupboard and a cupboard house and an Ideal gas boiler.

### **Bedroom One 3.28m (10'9") x 2.91m (9'7")**

A light and airy bedroom with a double glazed door, with glazed side panel, opening out onto a decked sun terrace and enjoying tree lined views beyond. Adjacent matching double glazed panel with top opener.

### **Bedroom Two 2.8m (9'2") x 2.16m (7'1")**

A double glazed window to the rear with an open aspect, two floor to ceiling shelved units with a solid oak display shelf between and tongue and groove cladding behind.

### **Bathroom 1.96m (6'5") x 1.64m (5'5")**

Double glazed window to the side, wood panel bath with shower over, pedestal wash hand basin, low level wc, fully tiled walls and radiator.

### **Outside**

There is an area of lawn to the front and one side. A paved footpath leads to the front door and rear garden, where there is a feature south facing decked sun terrace, an ideal spot to relax, and a second patio area. For keen walkers, a private gate gives access to the canal footpath. The grass area's are purposely kept long in the interest of wildlife.

### **Allocated Parking**

There is an allocated parking space for one car. There is also a visitor car park.

### **Agents Note**

Pitch Fee: At the time of preparing these details the current monthly pitch fee payable to the site owner was £191.

(These figures can be subject to change and should be checked by your legal advisor)

Prospective purchasers are restricted to over 50's only

Park homes are neither freehold nor leasehold. That's because you are buying the static caravan itself. The land remains the property of the park owner at all times.

### **Selling Agent**

Sawyers Estate Agents  
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### **EPC:**

Exempt

### **Local Authority**

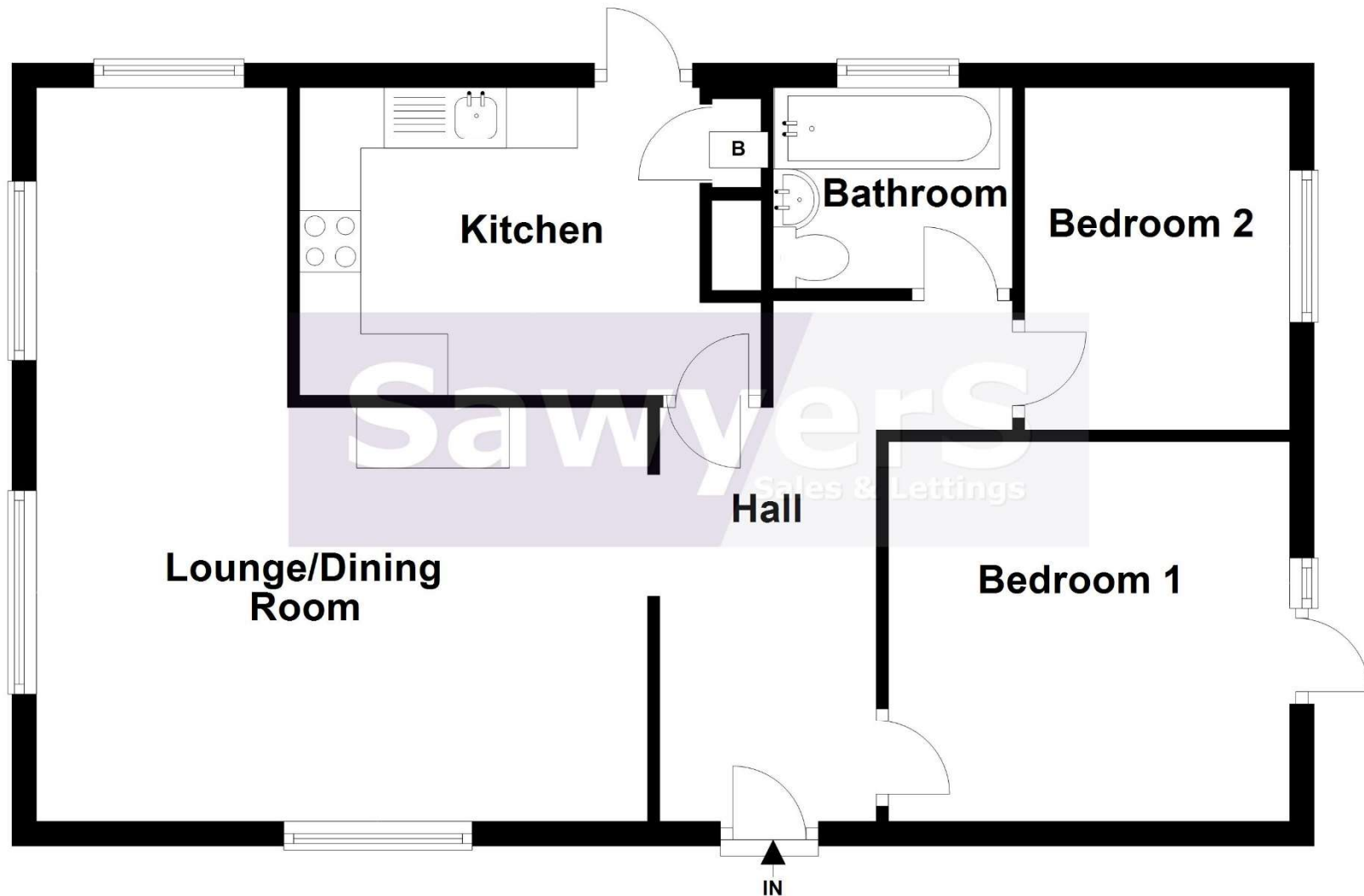
Stroud District Council - Band A

### **Directions**

For SAT NAV use: GL5 2SQ

From Stroud take A419 towards Cirencester. After approx 2 miles, turn right into Hope Mill Lane, opposite Brewery Lane and just before the Thrupp playing field. Continue over the bridge and take the road around to the left. Visitor parking is found on the left hand side.

## Ground Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.



