

HAREBELL HOUSE

Painswick, GL6 6YB



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Description

A rare opportunity to secure an elegant detached property in the heart of the village standing in a 0.29 acre plot and offering versatile accommodation and stunning far-reaching views all within a short walk of the facilities available in the village. Having previously been the subject of an extensive programme of renovation and alteration in recent years, the property is finished to a pleasing standard with quality fixtures and fittings that will stand the test of time.

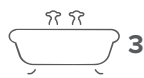
The principal ground floor accommodation is focussed around a spacious entrance hall with oak flooring and an easy-rising staircase to the first floor. The drawing room has a fireplace at one end housing a contemporary wood burning stove with two large bay windows overlooking the Painswick Valley and a door opening onto the paved terrace whilst a wide opening leads to the kitchen/dining room which can also be approached from the entrance hall. The kitchen is fitted with a range of painted timber units topped by stone work surfaces with ample room for a dining table and chairs. A study, conservatory, boot room offering access to the garage and utility room with guest cloakroom complete the ground floor accommodation.

On the first floor, the principal suite has a dressing room and en suite bathroom with free-standing roll top bath and a separate shower enclosure whilst the second bedroom has use of a spacious family bathroom. On the second floor, there are two further bedrooms that have the use of a contemporary bathroom finished with limestone tiles.

Situation

Painswick, the “Queen of the Cotswolds”, is a thriving community nestling in a delightful Cotswolds setting. Painswick Churchyard is famous for its impressive array of table tombs and its 99 yew trees about which folklore holds that if a 100th should grow the devil will pull it out. The surrounding towns provide a comprehensive range of social, recreational and retail amenities to suit all tastes including the award-winning Farmers Market in Stroud. Cheltenham is the main regional centre and offers festivals throughout the year embracing topics ranging from racing to literature and music to science.

Painswick has a playgroup and primary school whilst education options in the wider area are particularly strong with independent schools including Wycliffe College and Beaudesert Park School in Stroud, Kings School in Gloucester and Dean Close, Cheltenham College and Cheltenham Ladies College all in Cheltenham whilst there are Grammar schools in Stroud, Gloucester and Cheltenham. There are several local shops, galleries, tearooms and restaurants in the village along with a pharmacy, doctors’ surgery, dentists, two thriving public houses and The Painswick Hotel & Restaurant is on your doorstep. Recreational opportunities in the village include tennis, rugby and bowls clubs with many other groups meeting at the Painswick Centre. In the wider area, events include racing at Prestbury Park, eventing at Gatcombe, sailing at the Cotswold Water Park and golf at Painswick & Minchinhampton Golf Clubs.







Outside

To the rear, a paved terrace runs the length of the house offering a superb setting for al fresco entertaining and taking in the views. Steps lead down to the gently sloping lawns that are bordered by either dry stone walls or mature beech hedges. To the front there is ample room for parking in addition to the attached garage.

Directions

From our office, go past the Best One shop and turn left into Tibbiwell then take the first turning right into Kemps Lane. The property will be found after a short distance on the left hand side opposite The Painswick Hotel.

Energy Efficiency Rating		Current	Potential
(93-100) A	Very energy efficient - lower running costs		
(81-92) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England, Scotland & Wales		75	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
(92-100) A	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		78	78
EU Directive 2002/91/EC			



Key information

Local Authority Stroud District Council

Services The property has mains water, electricity, gas and drainage.

Council Tax G

Tenure Freehold

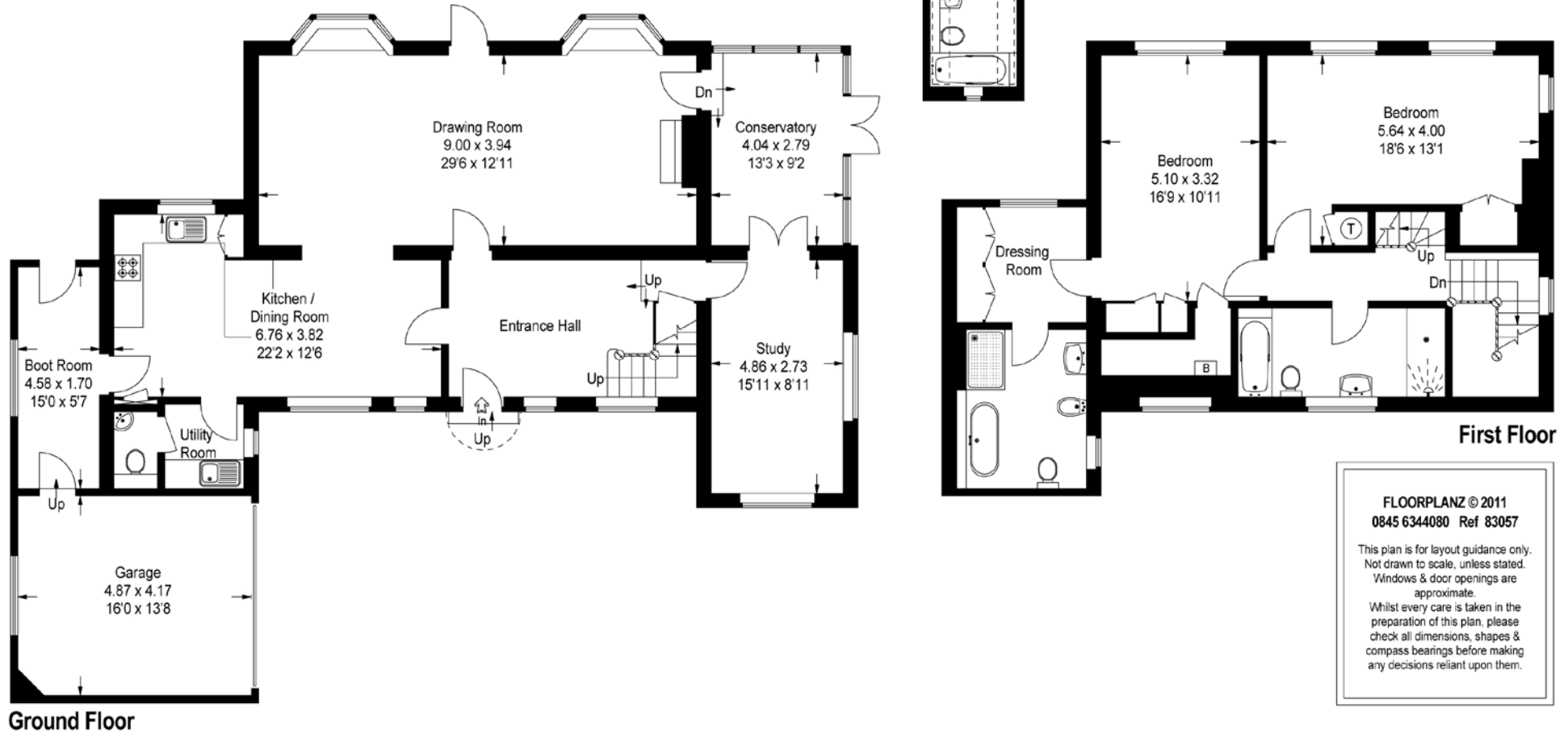
Guide price **£1,100,000**

Kemps Lane, Painswick, Gloucestershire

Approximate Gross Internal Area :-
254 sq m / 2734 sq ft (Including Garage)



- - - - = Reduced headroom
below 1.5 m / 5'0"



FLOORPLANZ © 2011
0845 6344080 Ref 83057

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 5th Floor, UK House, 180 Oxford Street, London W1D 1NN

