



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **The Shieling, Standish, GL10 3DN**
Stonehouse

Starting Bid £435,000

The Shieling

Standish, Stonehouse

We are delighted to bring to the market a **THREE Bedroom DETACHED Cottage** located in the small village of Standish in need of updating. Located around 2 miles from Stonehouse and similar to Quedgeley both offering a range of amenities and services and accessed via an A road but also offering views across **OPEN COUNTRYSIDE** to all sides.

Accommodation to ground floor comprises of Entrance Hall, Lounge, Dining Room, Family Room, Boot Room and Utility, whilst to the First floor are Three Bedrooms, Dressing Room and a Family Bathroom.

Externally are extensive gardens, **DETACHED Garage** and a driveway offering off road parking

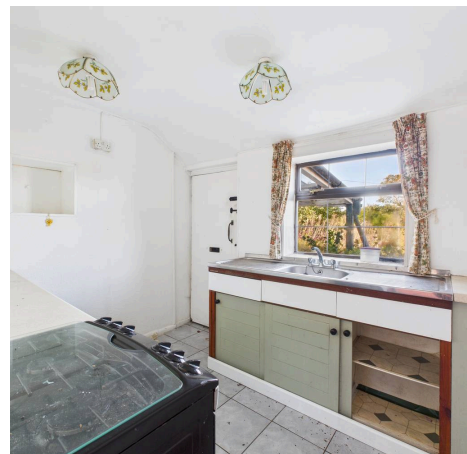
Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Council Tax band: F, Tenure: Freehold, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: E

- Detached Cottage
- Three Bedrooms



Entrance Hall**Lounge**

17' 8" x 11' 10" (5.39m x 3.61m)

Dining Room

11' 11" x 9' 10" (3.62m x 2.99m)

Family Room

14' 2" x 9' 9" (4.33m x 2.97m)

Kitchen

9' 8" x 7' 4" (2.95m x 2.24m)

Boot Room

9' 7" x 7' 3" (2.93m x 2.22m)

Utility

7' 7" x 5' 0" (2.30m x 1.52m)

First Floor Landing**Bedroom One**

12' 0" x 11' 0" (3.66m x 3.36m)

Bedroom Two

11' 4" x 10' 10" (3.46m x 3.29m)

Bedroom Three

10' 10" x 8' 0" (3.31m x 2.43m)

Dressing Room

9' 1" x 7' 1" (2.78m x 2.16m)

Additional Information

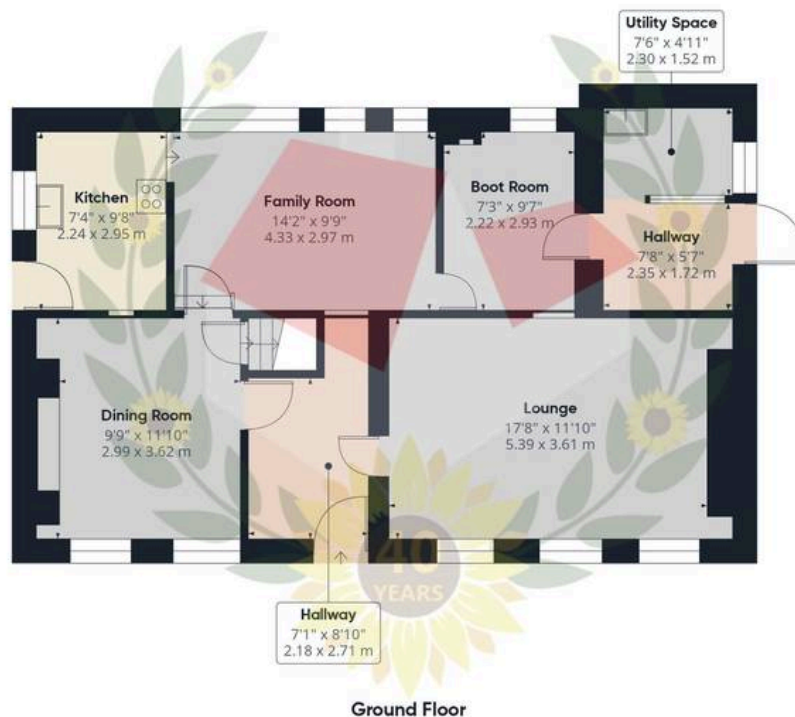
Gas & Electric - Mains

Water - Mains

Sewerage - Septic Tank

Notes: Riparian rights for the stream; responsibility 50/50
with adjoining land owner





Approximate total area⁽¹⁾

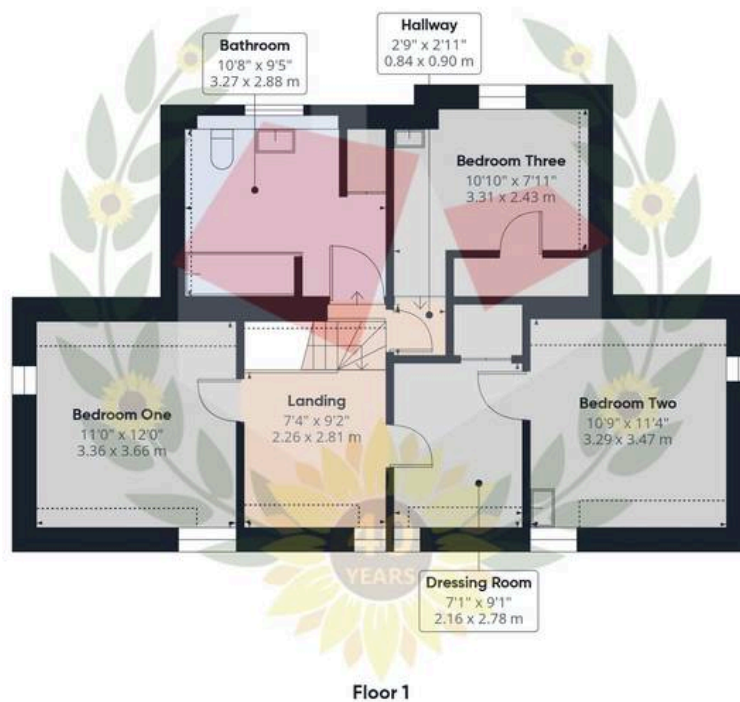
1409 ft²

130.9 m²

Reduced headroom

72 ft²

6.7 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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