



JAMES PYLE[®] & Co



The Bull House, Wick Street, Painswick, Stroud, Gloucestershire, GL6 7QR

Beautiful Period Cotswold Stone House
Five Bedrooms, 3 bathrooms
3 Reception Rooms
Kitchen/breakfast room
Extensive gardens
Self contained one bedroom cottage

Approximately 9 acres
Approximately 4,446 sq ft



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Price Guide: £1,475,000

‘Overlooking the Painswick Valley with wonderful views, a five bedroom period Cotswold stone family home recently refurbished to an exceptional standard set within 9 acres with a separate one bedroom cottage’



The Property

The Bull House is a substantial detached period home approached via a private drive and set within 9 acres in a stunning position overlooking Painswick Valley.

The beautifully presented accommodation has been renovated in a contemporary style whilst retaining many of its charming original features and extends in all to 3,520 sq.ft. The ground floor comprises a stylish fitted kitchen/breakfast room with boot/utility room off, sitting room with open fire, dining room and a large living room with open fire and ceiling height sliding doors, maximizing the beautiful views across the valley. On the first floor, the stunning master bedroom has full height picture window and sliding glass doors, vaulted ceiling with exposed beams, a free standing bath and is served by a shower room and dressing room with fitted cupboards. Also situated on this floor are

two further bedrooms and shower room. The top floor is currently laid out as a one bedroom self-contained flat with its own external access, ideal for staff accommodation. Additional to the flat is Bull Cottage, a stylish newly renovated open plan one bedroom cottage which extends in all to 518 sq.ft. and is located a short walk from the main house next to the garage with its own vehicular access.

To the front of the house is a large gravel parking area, whilst the property is surrounded by beautiful gardens which include a summer house/garden office with decking over a pond. The land extends in all to c.9 acres and is divided into a main large field (5.7 acres) set down from the house with ancient trees and further paddock by the drive entrance.

Situation

The Bull House occupies a wonderful rural

position on the edge of an unspoilt Hamlet and close to historic Painswick. Situated on the west side of the Valley the property enjoys glorious views across classic Cotswold countryside. Painswick, known as the Queen of the Cotswolds, is renowned for its fine Parish Church with 99 clipped Yew Trees in the Churchyard. It also has a wide range of shops, pubs, galleries and restaurants and extensive sporting facilities that include thriving rugby, cricket and bowls clubs and a tennis club. Local senior schools include Stroud High, Marling and Pates Grammar School in Cheltenham. Independent schools in the area include Cheltenham Ladies College, Cheltenham College, Dean Close, Wycliffe, Kings Gloucester and Beaudesert Park School.

Stroud, four miles away, has a wide choice of specialist shops and supermarkets and an award-winning farmers' market. Cheltenham is the main regional centre and offers excellent shopping and restaurants,

as well as the Everyman Theatre and the Music and Literary Festivals.

Directions

From the centre of Painswick, head towards Stroud and turn left onto Stamages Lane by the carpark. Continue down into the valley and the other side. At the top of the hill, bear right at the triangle and after 100 yards turn right into the Private driveway signed The Bull House.

Local Authority

Stroud District Council

Council Tax Band

F £2,375





The Bull House, Wick Street, Stroud, GL6 7QR

Approximate Gross Internal Area = 327.0 sq m / 3520 sq ft

Cottage = 48.1 sq m / 518 sq ft

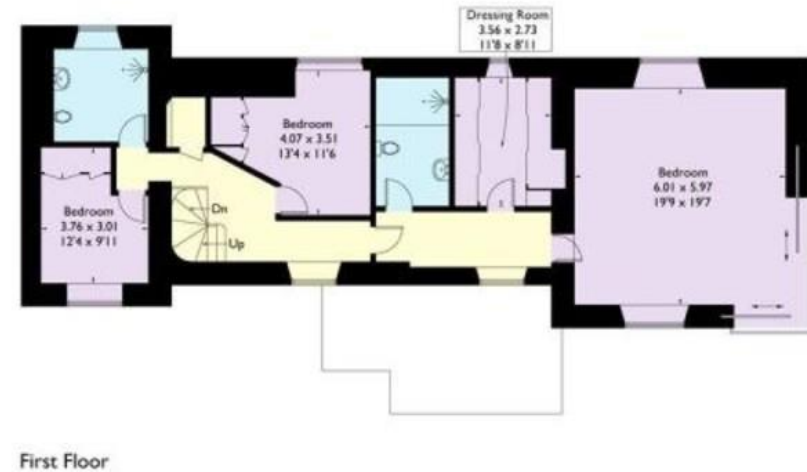
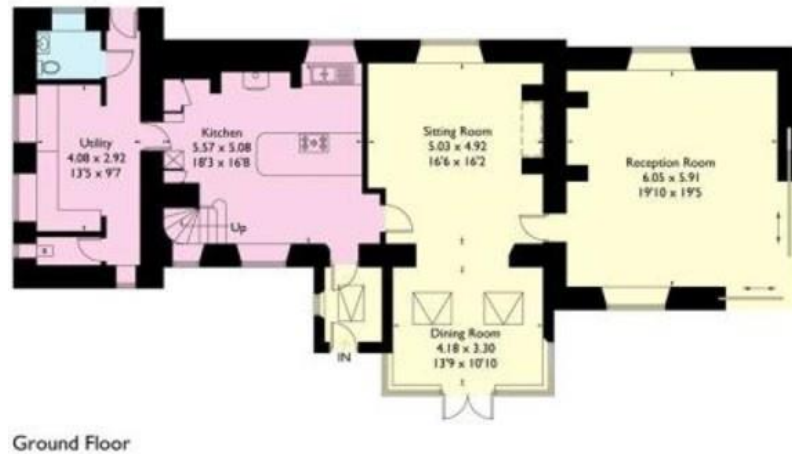
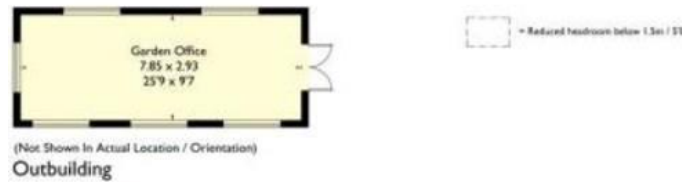
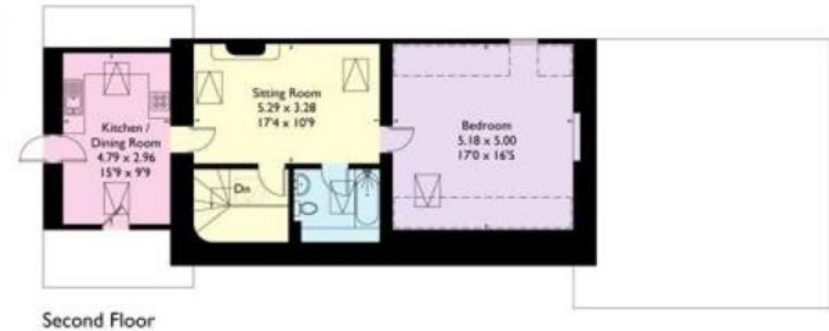
Garage = 14.7 sq m / 158 sq ft

Outbuilding = 23.2 sq m / 250 sq ft

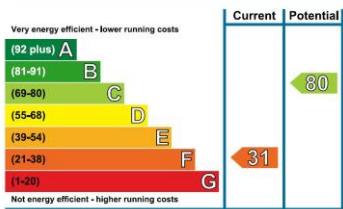
Total = 413 sq m / 4446 sq ft



Reduced bedroom below 1.5m / 5'0"



Energy Efficiency Rating



FLOORPLANZ © 2016 0845 6344080 Ref: 160991

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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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