



Washbrook Farm  
Edge Road | Painswick | Stroud | Gloucestershire | GL6 6NF

FINE & COUNTRY

# WASHBROOK FARM

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*Washbrook Farm has been thoughtfully reviewed, appreciated and considered when the current owners undertook the restoration and renovation of this magnificent Grade II listed former mill and the result is stunning.*







- A truly remarkable renovation and restoration of a Grade II listed former mill
- Five bedrooms in the main house arranged over three levels, all enjoying light rooms
- Stunning Kitchen/breakfast room with AGA and island as the central focal points
- Stable block with three stables, tack room and feed store
- All encompassed with 4.77 acres of gardens and paddock
- Detached three bedroom stone cottage with private gardens and parking, currently used as a holiday let all year round
- Truly stunning setting, truly remarkable house that must be viewed to take everything in.

Combining the original features of the property, the stone work, beams and stone mullions with the modern touches of today's world has been undertaken sympathetically and carefully to create and present this wonderful five bedroom family home, located in as equally a stunning position, in the Painswick Valley.

# Seller Insight

“Nestled in a picturesque valley, almost equidistant between the quiet village of Edge and the bustling Cotswold town of Painswick, is Washbrook Farm, an extremely attractive former water mill that dates back to the 17th Century. “I’d say it was a combination of the grounds and the gorgeous location that proved to be the main attraction when we initially came across Washbrook Farm five years ago,” says Nicki. “It’s tucked away in the most beautiful and tranquil setting, and yet everything we might need on a day-to-day basis is easily accessible; for us it has been ideal.”

“We hadn’t been looking for a project, but the house itself was in dire need of some TLC when we bought it; I think we were actually quite disillusioned about the extent of work that needed to be done. We ended up having to strip the whole place back to bare walls and essentially start from scratch, but all of the work was carried out in an extremely sympathetic way, so the house retains a great deal of character and charm.”

“My husband loves his library because it’s cosy, peaceful and tucked away from the hustle and bustle of the rest of the house.”

“The garden had also been somewhat neglected before we bought the property, and during the renovation it didn’t fair too well either, so we drafted in a landscape architect to transform it into what is now a really beautiful space. We have a large formal garden, a beautiful area of woodland and a three-acre paddock with stables, and a gently flowing brook runs right the way through the grounds; it’s peaceful, private and extremely idyllic. We’re surrounded by all this beauty and yet we’re also very close to places such as Gloucester and Cheltenham; Bath and Bristol are within easy reach and it only takes around an hour-and-a-half to get into central London by train. It wasn’t actually until we moved here that we discovered quite how fabulous location was.”

“As well as the main house we also have a beautiful three-bedroom cottage within the grounds,” says Nicki. “It started life as a goat shed, but we renovated it to create what is now a five-star holiday let.”

“It’s a beautiful home, and to this day I can’t help but smile when I come down the drive and the view opens up to this beautiful house and grounds. We’ve loved every minute of our time here.”\*





The village of Edge, sits just on the outskirts of the centre of Painswick and is almost centrally positioned for the larger towns of Stroud and Cheltenham.

Originally constructed in 1691, the accommodation is arranged over five floors but flows with ease with each level offering light and views over the gardens, approach or neighbouring paddocks.

The reception rooms offer open fireplaces, the kitchen/breakfast room elegant in style and colour with the AGA and island being the focal points to the room.

The master bedroom has cleverly used the space to create integrated wardrobes and an en-suite with fixtures that have been individually designed by the owners and that fit perfectly into the room.

Further rooms of interest in the main house are the lower ground floor gym and the study located on the ground level.



“ My favourite room is definitely the kitchen. It's in the section of the house that was added in the 18th century, so the ceiling is high and it's a wonderfully light and bright, and it's also the space to which everyone seems to naturally gravitate.









“ All of the work was carried out in an extremely sympathetic way, so the house retains a great deal of character and charm.





“ I see this as a real family home and we feel were not using it to its full potential and so have decided that the time is right to downsize





Outside Washbrook Farm is as well thought about as the inside with various levels for seating, allowing the owners to enjoy the garden, which includes a woodland, with bark pathway leading to an art house, sitting aside the stream, all adding to this fantastic setting.

Furthermore, Washbrook Farm offers a stable block with three stables, a feed store and a tack room, all of which sits in a total ground size of 4.77 acres.

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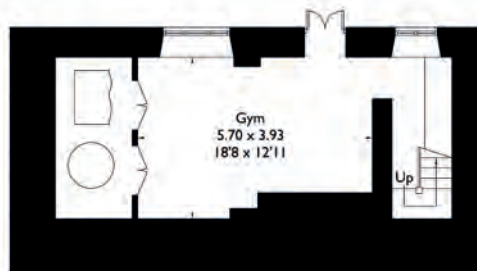




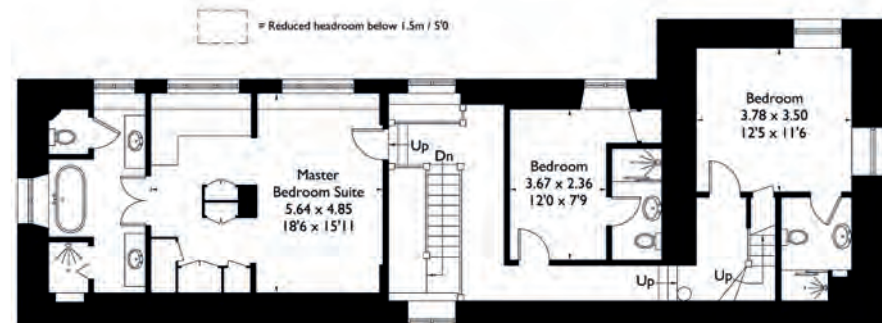
Approximate Gross Internal Area  
Farmhouse= 342.2 sq m / 3683 sq ft



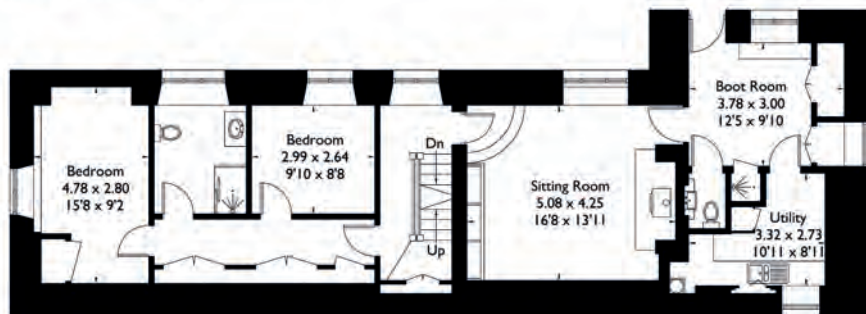
Second Floor



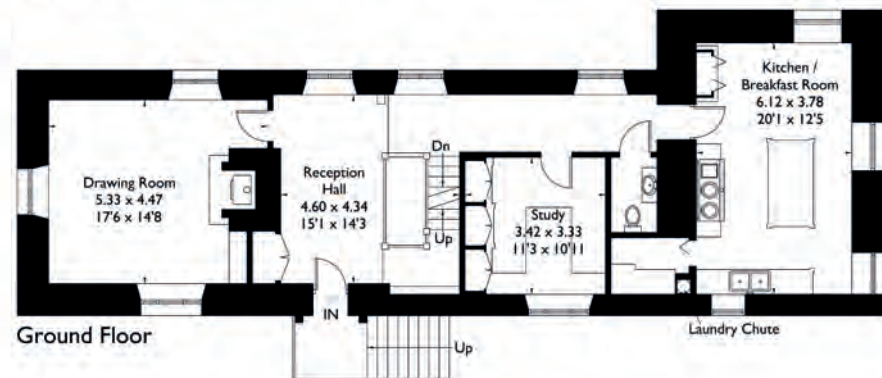
Lower Ground Floor



First Floor



Raised Ground Floor



Ground Floor

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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.





Lastly but by no means least is Washbrook Cottage, a detached stone built three bedroom cottage that offers the same high standard as the main house and offers Belfast sink and AGA to the Kitchen/Dining room, a raised log burner to the living room and en-suite facilities to the Master Bedroom. Currently used as a holiday cottage and booked regularly, Washbrook Cottage also offers an enclosed garden and private parking area

Words will give you a sense of what this magnificent house has to offer but the true size and feel of this property can only be enjoyed by walking around and taking everything in.



#### Directions

From Cheltenham, proceed out of the town along the Shurdington Road following the signs for Stroud and Brockworth. At the roundabout for the A417, continue straight over and at the next roundabout, again continue straight over, still following the signs for Stroud. Proceed through the village of Cranham and continue into Painswick. Proceed through the traffic lights, passing the public house on the left and turn right onto Edge Road. Continue along the road where the property can be found on the left hand side of the road



Approximate Gross Internal Area  
 Cottage = 116.3 sq m / 1252 sq ft (Excluding Void)  
 Stable Block = 73.2 sq m / 788 sq ft

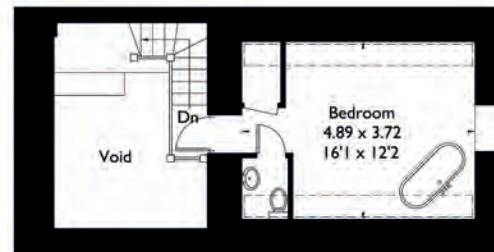


(Not Shown In Actual Location / Orientation)

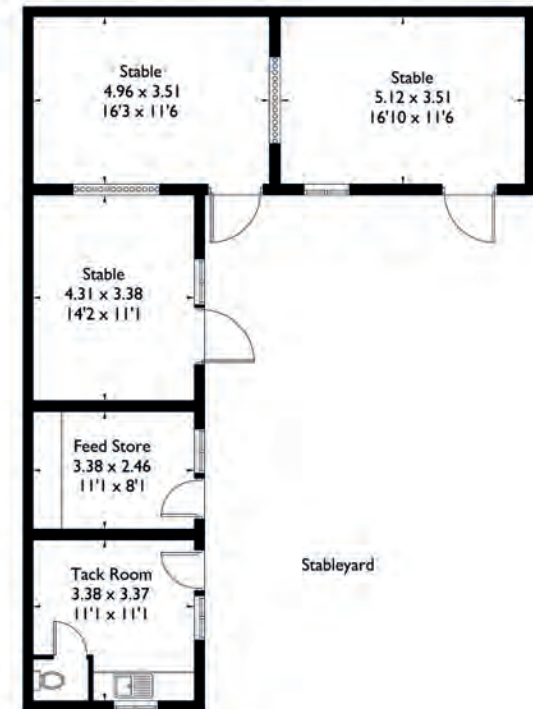


Cottage - Ground Floor

= Reduced headroom below 1.5m / 5'0"



Cottage - First Floor



Stable Block

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 05.07.2016



# FINE & COUNTRY

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