



The Malt House, Stinchcombe, GL11 6AR

**Offers In The Region Of
£1,250,000**

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Welcome to The Malt House an exquisite Country House with a wealth of history located in the charming village of Stinchcombe, Dursley. The property can be dated back to the 1600s and was occupied by the late Roger Hollister of Stinchcombe around 1664. The house was originally known as The Lower House and the name was changed at some point in the 1700s to The Malt House. The name suggests the building was a licensed pub or brewery, at some point in its history.

The main house offers spacious and versatile accommodation throughout, having five double bedrooms and three bathrooms arranged over two floors, with the ground floor accommodation offering four reception rooms and a beautiful kitchen extension leading out onto the rear patio and gardens.

Having an abundance of charm and character throughout, the property benefits from some truly individual and unique features, including a wooden staircase and a contemporary dog gate believed to be from Melksham Court during one of its reincarnations, a bread oven and spice cupboard located next to the fireplace in the main living room approximately 400 years old together with a 65ft well at the rear of the house to name but a few. The houses sits within approximately seven acres of gardens and paddocks split over three titles. Within the garden you have two outbuildings, driveway, mature trees and vegetable patch.

Available with no onward chain, this property is not to be missed.





Location

The property is situated in the sought after village of Stinchcombe on the edge of the Cotswold Escarpment with beautiful wooded valleys to the West leading up to the Cotswold Hills. The Village lies within an area of outstanding natural beauty. Stinchcombe benefits from a Parish Church and active village hall, whilst the neighbouring former Cotswold market town of Dursley provides a wide range of shopping and leisure facilities including a newly refurbished gym/swimming pool. There are excellent shopping facilities at Cribbs Causeway, Tetbury and Cirencester, all of which are within easy reach. There are a number of local golf clubs including Stinchcombe Hill and Cotswold Edge at Minchinhampton. There is racing at Chepstow, Lansdowne Bath and Cheltenham. There are shooting and fishing syndicates nearby and beautiful walks and rides along the famous Cotswold Way. The major cities of Bristol, Bath, Cheltenham and Gloucester are all close by. The M5 motorway and A38 are readily accessible with Cam and Dursley mainline station providing train services to Bristol, Cardiff, Gloucester, Cheltenham, Birmingham and London Paddington. Rail links are also available from nearby Kemble Station with trains to London Paddington in 75 minutes.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band G

Services

The property is connected to mains gas, water and drainage.



Easements & Rights Of Way

There is a public footpath running through the rear paddock.

Local Authority

Stroud District Council

Agents Note

The attached paddock has its own separate access via the main road.

Agents Note

There are two outbuildings within the grounds of the property. There is an opportunity to convert the larger outbuilding into a residential dwelling within the curtilage (subject to the necessary planning consents).





DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate

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Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plans produced using Planity.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01453 542 395 | Website: www.hunters.com





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