

# PIERS COURT

STINCHCOMBE • GLOUCESTERSHIRE







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*One of the most beautiful houses in Gloucestershire*

Tetbury 12.5 miles • Cheltenham 24 miles • Kemble Station 20 miles (London Paddington 80 minutes)  
(All times and distances are approximate)

Reception Hall • Drawing Room • Dining Room • Library • Study • Sitting Room  
Kitchen/Breakfast Room • Utility Room • Two Cloakrooms  
Five Bedroom Suites • Three Further Bedrooms • Bathroom • Extensive Attic Space  
Basement with Storage Rooms and Cellars • One Bedroom Staff Wing

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Five Bay Garage with First Floor Two Bedroom Apartment

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Queen Anne Coach House with Five Internal Stables and Office

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Loose Boxes • Tennis Court • Croquet Lawn • Potting Shed • Wood Store

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Formal Gardens • Parkland • Pastureland

**In all 23.58 acres**

For Sale Freehold



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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation

Piers Court is set in a secluded position in the lee of Stinchcombe Hill, and on the western edge of the Cotswold escarpment near the village of Stinchcombe. The towns of Dursley, Tetbury, Cirencester and Nailsworth are nearby, each able to provide any day to day amenities.



Piers Court is convenient for easy access to the regional centres of Bristol, Gloucester and Swindon. The Regency town of Cheltenham is to the north and the Georgian city of Bath to the south.



The M5 is ideally positioned allowing access to the Midlands and the West Country. London is reached by either road via the M4 or by train from Kemble (London Paddington 80 mins) or alternatively from Bristol Parkway or Temple Meads.



The surrounding area offers many sporting opportunities such as golf in Stinchcombe, Minchinhampton and Cirencester, polo clubs in both Westonbirt and Cirencester, and rugby in Bath, Gloucester and Bristol. There is also racing at Bath, Cheltenham and Chepstow, hunting with the Duke of Beaufort's Hounds and the Berkeley Hunt, British Eventing at Badminton and also at Gatcombe Park. Locally there are numerous fishing and shooting syndicates.

## History

Perhaps best known for being the home of the famous author Evelyn Waugh for 19 years, Piers Court has many historical connections. It was used as a safe house for royalists during the Civil War. In 1640 the local wealthy land and mill owning Pynfold family acquired Piers Court where they remained for 150 years.

After the fall of Bristol, it is thought that Piers Court was ransacked by parliamentarian troops who were searching for Prince Rupert, the King's cousin and one of his generals. In the nineteenth century Piers Court saw little change until 1937 when Evelyn Waugh was given the property by the parents of his wife Laura. Much can be learnt about Evelyn Waugh and his time spent at Piers Court from his diary entries and the letters he wrote to his friends, many of whom were noted intellectuals in the twentieth century.





## Piers Court

This beautiful Grade II\* listed Georgian manor house is approached up a long drive which is lined with high beech hedges. Piers Court is nestled in its extensive grounds enjoying far reaching views over its own land and beyond to the Welsh Hills. Once described by Pevsner as a 'dignified and elegant house', Piers Court displays a classical 18th century façade with the central crowning pediment bearing a coat of arms which is supported upon enriched pilasters.

Piers Court is extremely well presented and benefits from both an imposing, formal layout ideal for entertaining, yet to the rear of the property lies a more homely arrangement of rooms ideal for family living.

Leading up the stone steps and behind a heavy panelled door one finds a classical Georgian hall with a flagstone floor and cantilever staircase with a mahogany polished hand rail and wrought iron balustrading. Off the main entrance hall are the formal drawing room and library, both of which provide the grandeur that would be expected of a Georgian manor house. The library benefits from a large bay window and overlooks the parkland.







The drawing room looks to the front of the house and down the alternating copper and green beech avenue. Off the inner hall is the beautiful dining room with its Adam fireplace, polished oak flooring and large sash windows with a westerly aspect.

The Elizabethan rear of the house, with its slightly less formal rooms, lends itself to be the nucleus of family living. The kitchen has a range of traditional wooden cabinets, granite work surfaces and a terracotta tiled floor. The sitting room overlooks the English country garden and terrace, benefiting from an open fire with a painted stone surround. The cellar is accessed from the beautiful

stone steps leading from the sitting room incorporating a utility room with a flagstone floor. The wine cellar comprises two rooms and extensive wine bins.

The self-contained staff wing leads from the kitchen, providing a large sitting room and kitchen to the ground floor and a bedroom and bathroom to the first.

The first floor offers the primary accommodation with a beautiful en-suite master bedroom with stunning south westerly views of the parkland. There are four further bedrooms on this floor, all of which are en-suite.







The second floor holds three spacious double bedrooms which would be ideal for guests. Servicing these bedrooms is a family bathroom. It is from this floor that a large attic space is accessed which lends itself well for storage or has the potential to create a large play area.



Ground Floor

**Approximate Gross Internal Floor Area**

- House: 780 sq m (8,396 sq fl)
- Loft: 96 sq m (1,033 sq fl)
- First Floor Apartment: 77 sq m (829 sq fl)
- Outbuildings: 400 sq m (4,307 sq fl)
- Total: 1,353 sq m (14,565 sq fl)

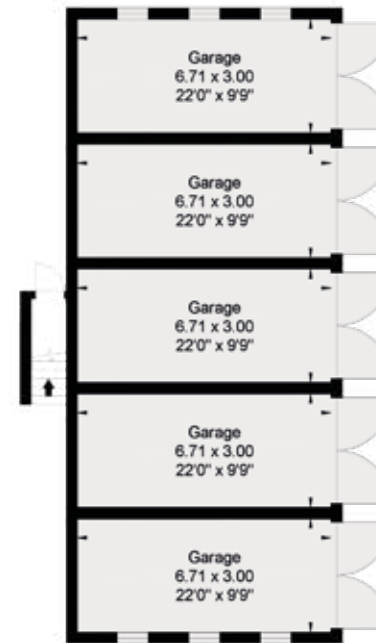


First Floor

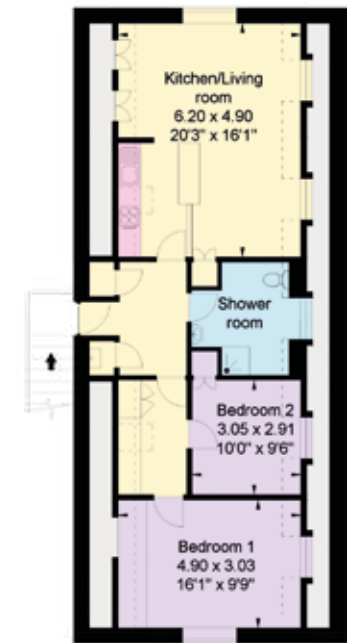


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

### THE MEWS



Garages



First Floor Apartment  
(over Garages)



Coach House



### Outbuildings

Positioned close to the house is the stunning William and Mary coach house which is a Grade II listed building. Currently arranged as 5 loose boxes and an office/tackroom on the ground floor and an upper floor with a loft and a dovecote.

The nearby mews, constructed in 1987 of stone elevations, has a two bedroom apartment on the first floor with 5 five garages on the ground floor.

Tucked away beyond the English country garden are 6 loose boxes / garden stores.



The Mews





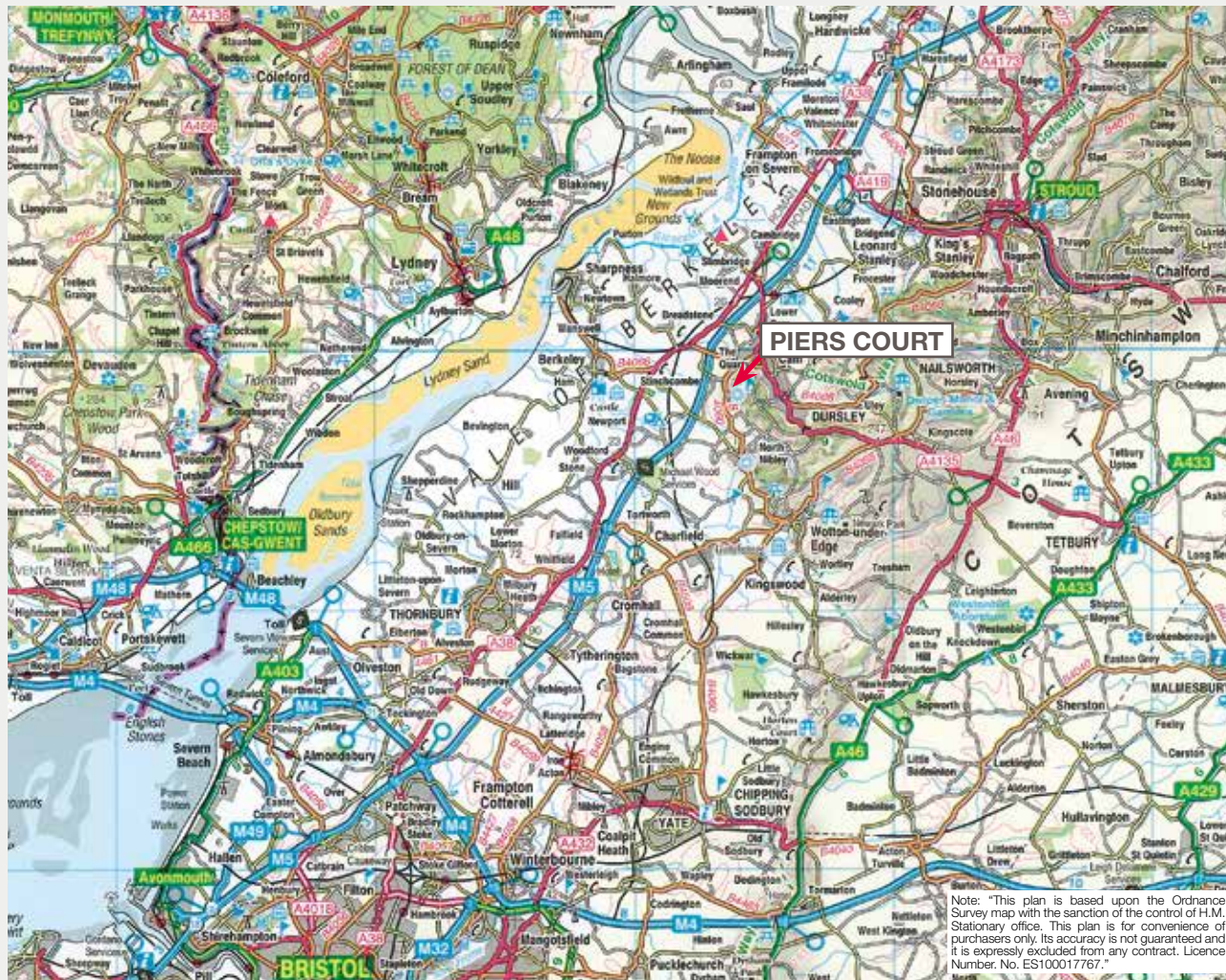
## Gardens and Grounds

The front garden is lawned with a circular clipped yew hedge encompassing an ornamental fountain. The secret garden is of particular note, with high clipped yew hedges and bordered by a stone wall. Gravel walkways lead to the Gothic edifice which was built by Evelyn Waugh when he was creating the gardens. The croquet lawn and tennis court

are well screened by a high beech hedge which creates a corridor of alternating green and copper beech. Piers Court has an array of deep beds which fill with colour in the spring and summer months. There are many garden components. The Coach House looks over the oval walled garden with ornamental ponds framed by careful planting.

The park is arranged as pasture with parkland trees including horse chestnut, lime, oak and copper beech. Lying to the south of the parkland is further grassland divided by a hedgerow. A footpath crosses part of the land to the west of the house.





## Directions (GL11 6AS)

From Tetbury take the A4135 west bound towards Dursley. Continue over the A46 at Calcot Manor, pass the village of Kingscote continuing down the escarpment to the market town of Dursley. Continue through Dursley and at the roundabout (police station) turn left signposted Stinchcombe and North Nibley, after about half a mile bear left and proceed into Stinchcombe village. The gates to Piers Court are on your right hand side, immediately after the lane on your right (signpost to Stinchcombe village and Lower Wick). Proceed to the wooden gates which will open automatically.

## Services

Mains electricity, water, gas and drainage. Broadband is connected.

## Viewings

All viewings must be made strictly by appointment only through Knight Frank 01285 659771.

## Council Tax

Band H

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

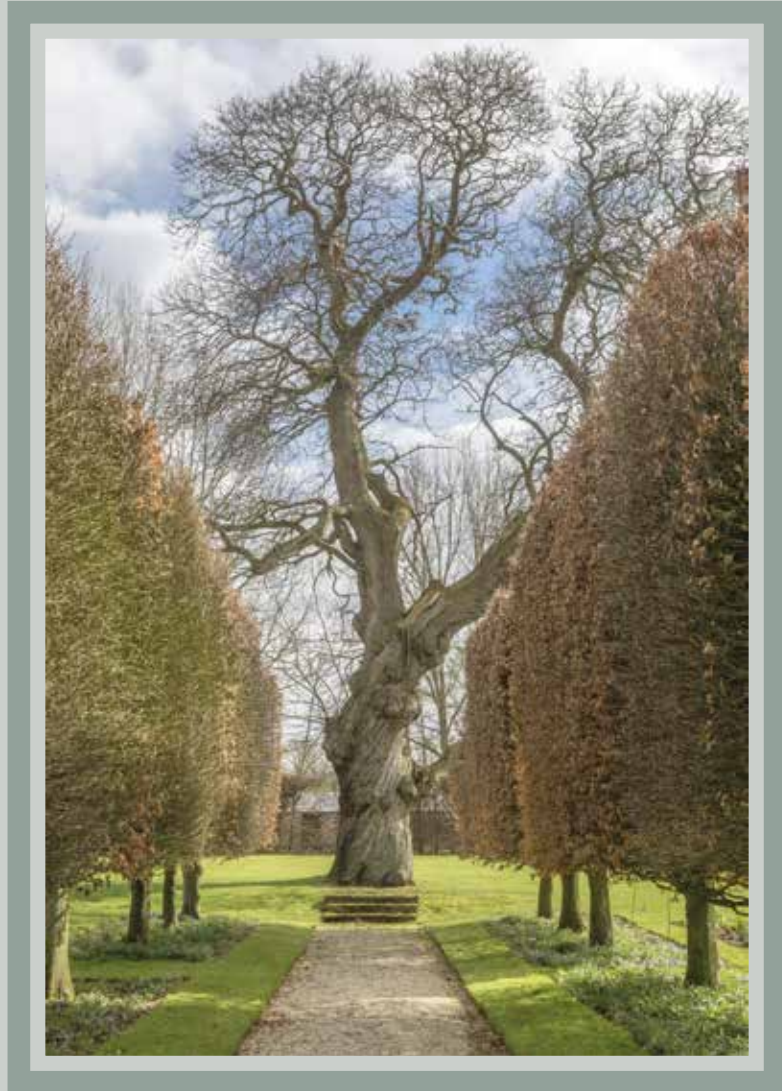
## Local Authority

Stroud District Council. Tel: 01453 766321.

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