

# THE OLD RAM INN MINCHINHAMPTON



WHITAKER  
SEAGER



# THE OLD RAM INN, MARKET SQUARE, MINCHINHAMPTON, GL6 9BW

A HISTORIC GRADE 2 LISTED, FOUR BEDROOMED FORMER PUBLIC HOUSE, DATING BACK TO THE 17TH CENTURY. NOW REQUIRING REFURBISHMENT AND RENOVATION.

## *The property*

The Old Ram Inn is a grade 2 listed former public house and dates back to around 1718. It was originally one of the main public houses in this thriving Cotswold market town. If walls could talk I imagine that it would certainly tell a tale or two, steeped as it is in local history over the last 300 years. More recently the property has hosted the local rugby club as their clubhouse, and also been utilised as a bed and breakfast. The present configuration encompasses three floors and now offers an impressive 3300 sq.ft. of accommodation. Whilst the Old Ram was cherished by its previous owner, it would now benefit from sympathetic refurbishment. Packed with a plethora of character features such as the ornate fireplaces, feature oak beams and exposed Cotswold stone walls, its charms are obvious to see. This property has all of the desired ingredients to make an impressive residence, in this very sought after Cotswold town. The current ground floor layout

comprises a generous entrance porch, cosy sitting room, impressive sized drawing room, inner hallway with access to the large cellar, kitchen/dining room and utility room/downstairs cloakroom. The first floor comprises a sizeable 18ft main bedroom with en suite, two further bedrooms and a family bathroom. From the first floor landing, stairs lead up to the second floor, where an impressive sized 21ft bedroom and further ensuite bathroom can be found. The potential of this property is obvious and it may assist to know that the present owners recently completed work to the roof and a copy of the works schedule is available for interested parties to view. Ofcom states that the broadband speed available at the property is classed as superfast and that mobile phone reception is likely. Finally the property benefits from gas central heating and mains drainage.





**Guide price**  
**£680,000**

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- Entrance Porch
  - Sitting Room
  - Drawing Room
  - Kitchen/Dining Room
  - Utility Room/Downstairs Cloakroom
  - Cellar
  - Four Bedrooms
  - Two Ensuite Bathrooms
  - Spacious Family Bathroom
  - Courtyard Garden
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**WITHIN EASY REACH...**

Stroud - 4.5 miles

Nailsworth - 2.1 miles

Cirencester - 10.4 miles

Tetbury - 5.9 miles

Kemble Railway Station - 10 miles

## Outside

Whilst the Old Ram is without a traditional front garden, the whole of Minchinhampton and everything that it has to offer is situated on your doorstep. The rear courtyard garden can be accessed via doors leading from both the rear hallway and kitchen. The courtyard is currently paved and would make the ideal place for both summer BBQ's and entertaining. Additionally, leading from the courtyard, there is a gateway which opens out to the rear and this offers direct access to one of the lesser known village car parks.

## Situation

Minchinhampton is a quintessential Cotswold market town lying high above the valleys of Stroud and Nailsworth. It enjoys a plethora of facilities including The Crown Inn & The Lodge public houses, cafes, a general store, butcher, chemist and Post Office, as well as Minchinhampton Church of England Primary Academy, and both a doctor and dental surgeries. Minchinhampton and neighbouring Rodborough are famed for its magnificent 600 acres of Natural Trust maintained open Common land where one of three local golf courses can be found. London remains accessible by train from nearby Stroud railway station. Schooling is a huge attraction to the area as it includes Stroud High School for girls and Marling Grammar School for boys both based in Stroud. Independent schools in the area are Beaudesert Park School & Wycliffe College. The neighbouring town of Nailsworth is renowned for its excellent boutique shops & eateries whilst Stroud offers four supermarkets including Waitrose, as well as an award-winning Farmers Market.



Approximate Gross Internal Area = 311.9 sq m / 3357 sq ft  
Cellar & Bin Store = 22.8 sq m / 245 sq ft  
Total = 334.7 sq m / 3602 sq ft (Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165843)



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## Useful Information

**Tenure:** Freehold

**Postcode:** GL6 9BW

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

**Local Authorities:** Stroud District Council. Council Tax Band D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

