



STOKENHILL FARMHOUSE, STOKENHILL







# STOKENHILL FARMHOUSE, STOKENHILL, WHITESHILL, STROUD, GLOUCESTERSHIRE, GL6 6EE

AN EXCEPTIONAL GRADE II LISTED COUNTRY HOME WITH PANORAMIC COTSWOLD VIEWS, ANCILLARY ACCOMMODATION & 3.8 ACRES.

## *The property*

Tucked away at the end of a no-through lane and surrounded by rolling farmland, Stokenhill Farmhouse is a rare opportunity to acquire a stunning detached Grade II Listed farmhouse of immense character. Enjoying breathtaking panoramic views across the Cotswold landscape, this enchanting home dates back to 1685 and is steeped in history, retaining a wealth of original period features that have been thoughtfully enhanced and modernised by the current owners. Set within 3.8 acres of beautiful gardens and paddock, the property offers flexible living options ideal for multi-generational families, those working from home, or welcoming guests in style. Accessed via a charming and original planked front door beneath a gabled porch—or more commonly through the practical rear boot room—the main farmhouse unfolds across three spacious floors, with the additional benefit of a cellar. At the front of the house, two elegant reception rooms enjoy double aspect mullioned windows that frame stunning rural views. The formal sitting room centres around an exquisite stone fireplace with arched smoke outlets, while the impressive dining room features wide timber floorboards and a wood-burning stove set into a handsome fireplace.

To the rear, the bespoke family kitchen offers a welcoming and functional space. Extended by the current owners, it accommodates relaxed dining and enjoys natural light through full-length mullioned windows overlooking the side garden. A hand-crafted stone canopy with built-in extractor sits above the range cooker, while timber floors and a cast iron radiator add warmth and character. The adjacent boot room and cloakroom enhance day-to-day practicality. Upstairs, the first floor offers two exceptionally generous double bedrooms, each with charming mullioned windows and captivating countryside outlooks. One room showcases exposed timbers, and a small study tucked just off the landing offers a quiet retreat with a framed view across the landscape through a porthole window. A traditional family bathroom with a roll-top freestanding bath completes the floor. The top floor is home to two further attic bedrooms, both with vaulted ceilings and striking A-frame beams. These rooms are also beautifully proportioned and share a well-appointed shower room with modern fittings and vanity storage.

## ACCOMMODATION

**Main House - Boot Room • Cloakroom • Sitting Room • Dining Room  
Kitchen/Breakfast Room • 4 Double Bedrooms • Study • Bathroom  
Shower Room • Cellar**

**Cottage – Sitting Room • Kitchen • Bedroom • Bathroom**

**The Byre – Open-Plan Kitchen • Living Dining Area • Bedroom  
Bathroom • Shower Room • Store Room • Utility Area**

Positioned at the northern boundary of the grounds, a characterful detached one-bedroom cottage offers excellent self-contained accommodation. With a sitting room and kitchen on the ground floor, and a bedroom and bathroom above, it provides a private space for guests or a superb home office setup.

Complementing the cottage is a recently constructed annexe known as The Byre, designed to echo the original farmhouse outbuilding with its sloping roofline, traditional Cotswold stone and oak features. Inside, a spacious open-plan living area is bathed

in natural light from extensive rooflights and two sets of oak-framed French doors. Herringbone flooring flows throughout, leading to a sleek contemporary kitchen and into a generous bedroom suite complete with built-in wardrobes, a luxurious bathroom and additional storage room. A utility area connects to a large store which in turn links to a double garage, all with oak doors. The Byre is efficiently heated by an air source heat pump. Outside, a raised paved terrace adjoining the annexe provides the ideal space for outdoor dining while taking in the far-reaching views.







## Situation

Tucked away at the end of a small no-through country lane, this property enjoys a beautifully secluded position on the edge of the elevated village of Whiteshill, just north of Stroud. Whiteshill is a thriving and welcoming community, offering a range of local amenities including a church, a well-regarded primary school, a village hall, a traditional pub, and a popular community-run shop and café. For secondary education, Archway Comprehensive School is conveniently located nearby in Paganhill. The bustling market town of Stroud is just 1.6 miles away — easily accessible on foot or via bus services — and offers an eclectic mix of independent shops, cafes, and restaurants. It's also home to a celebrated weekly farmers' market and excellent schooling options, including two grammar schools: Marling School for boys and Stroud High School for girls. Local independent schools include Beaudesert Park School in Minchinhampton and Wycliffe School in Stonehouse. For commuters, Stroud railway station provides direct services to London Paddington in under 90 minutes, while the M5 motorway (Junction 13) offers swift road connections. Nearby centres of Cheltenham and Gloucester are within reach, both of which offer further educational, recreational and shopping facilities. Surrounded by stunning countryside, the property is ideally situated for outdoor enthusiasts, with scenic walks and direct access to the Cotswold Way quite literally on your doorstep.

### **WITHIN EASY REACH...**

*Stroud – 3 miles*

*Gloucester – 10 miles*

*Cheltenham – 15 miles*

*Bath – 31 miles*

*Bristol – 33 miles*

*All distances are approximate*

## The Byre



## The Cottage









## Outside

Set amidst approximately 3.8 acres of beautiful gardens and grounds, Stokenhill Farmhouse is a charming countryside residence offering privacy, space, and stunning views. The property is approached via a single-track no-through lane from the village of Whiteshill, this leads onto a privately owned lane, over which Stokenhill Farmhouse benefits from vehicular access and is required to contribute towards its ongoing maintenance. A traditional five-bar gate opens onto a tarmac driveway, which continues to a generous gravelled forecourt—providing ample parking for multiple vehicles. The gardens are thoughtfully arranged into two distinct areas. Enclosed by a low-level Cotswold stone wall, the upper garden features mature flower beds, a large lawn ideal for children to play, and a patio area perfect for al fresco dining. This area wraps around the front and side of the farmhouse, creating a welcoming and picturesque setting. An old stone privy sits in the far corner—an original feature, albeit in need of restoration. Below lies a further lawned terrace. From this lower garden, a gate leads into a large paddock that gently slopes away from the house, offering open space ideal for hobby farming, grazing, or simply enjoying the tranquillity of the countryside. The gardens enjoy a desirable south-facing orientation, offering uninterrupted views across the property's own land and the scenic countryside beyond—a truly idyllic backdrop for rural living. Attached to the newly built Byre is a large store and adjoining double garage.



## OUTSIDE

*Store with Adjoining Double  
Garage • Driveway Offering  
Extensive Parking • Gardens  
Paddock*

**Total Plot 3.8 Acres**

## Useful Information

**Tenure:** Freehold.

**Postcode:** GL6 6EE.

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

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Stroud District Council. Council Tax Band - Main House and Cottage: F / The Byre: TBC.

Total = 454.9 sq m / 4896.1 sq ft

