

THE MALT HOUSE, NYMPFIELD



THE MALT HOUSE, THE BARROW, NYMPSFIELD, STONEHOUSE, GL10 3UA

AN IMPRESSIVE GRADE II LISTED VILLAGE HOME, OFFERING GENEROUS FAMILY ACCOMMODATION, IMMENSE CHARACTER AND SUPERB GARDENS.

The property

Positioned in the heart of the village, this attached Grade II listed home is rich in history and character, offering exceptional family accommodation extending to 3156 sq ft. Hugely deceptive from the front elevation and the original front entrance, the true depth and scale of this property are hidden from view. Tucked behind lies an expansive and vibrant garden, an unexpected delight. The property benefits from various access points, with the rear entrance being the most frequently used due to its proximity to the garage and parking area. This leads into a spacious and practical boot room, ideal for family living, with ample space for coats and shoes. A staircase from here rises to a charming double-aspect first floor sitting room/hobbies room, currently used as a creative and recreational space. From the boot room, a door leads into the kitchen/breakfast room, which flows seamlessly into the formal dining room, creating a wonderfully social heart to the home. The kitchen is fitted with a range of base units, open shelving, and

a peninsula breakfast bar, while French doors open to the side of the house. The adjoining dining area is equally inviting, featuring a period redbrick fireplace with inset woodburner and a window overlooking the pretty side courtyard. A large utility room sits just off the kitchen, offering additional storage and access to a side courtyard, alongside a separate cloakroom/WC. To the front of the house is a characterful reception room with a double-aspect outlook, exposed stonework, beams, and lintels—a beautiful place to relax. Exposed wooden floorboards run throughout the ground floor, enhancing the period charm and providing a cohesive feel to the living space. A second staircase from the sitting room leads to the first floor, which, along with the first floor sitting room/hobbies room, offers impressive bedroom accommodation. Two bedrooms to the front of the house overlook the village, each with deep windowsills, exposed stone walls, and beamed ceilings. These are served by a generously proportioned family bathroom with a separate

ACCOMMODATION

Boot Room • Utility & Cloakroom • Kitchen Breakfast Room Opening Into Dining Area • Sitting Room • First Floor Sitting Room/Hobbies Room

5 Bedrooms • 3 Ensuite Bath/Shower Rooms • Family Bathroom

shower enclosure and large bath. A third double bedroom, with a view to the side, surrounding fields and the village beyond, features its own ensuite shower room. From the first floor, a further staircase leads to the second-floor landing, where two truly 'wow-factor' bedrooms await. The main bedroom suite, to the rear, is a private retreat with a vaulted ceiling, striking A-frame beams, dressing room, and ensuite bathroom. A staircase leads down from this room to the hobbies room, adding a unique and private flow. The second attic bedroom is equally impressive, also enjoying a vaulted ceiling with

A-frame beams, and is served by its own ensuite shower room. Oak floorboards flow throughout the second floor, adding warmth and charm. The property enjoys underfloor heating throughout the ground floor. There is electric underfloor heating in the family bathroom and first floor ensuite. The property benefits from oil central heating.

*Ofcom – Ultrafast broadband available.
Mobile phone signal good in-home and
outdoor with O2 and Vodafone*



Situation

Perched on the edge of the Cotswold escarpment, Nympsfield is a picturesque and desirable village that offers the perfect balance of peaceful rural living and excellent accessibility. Surrounded by open countryside, the village is ideal for walkers and nature lovers, with direct access to local footpaths and close proximity to the Cotswold Way. Nympsfield itself enjoys a strong sense of community, with a well-regarded primary school. Nearby attractions such as the historic Woodchester Mansion and National Trust Woodchester Park add to its appeal. Just a few miles away is the popular town of Nailsworth, renowned for its independent shops, artisan cafés, and award-winning restaurants, providing a vibrant local hub just minutes from your doorstep. The market town of Stroud is also within easy reach, offering an excellent selection of amenities, an acclaimed farmers' market, and mainline rail services to London Paddington (from approximately 90 minutes). Cam and Dursley railway station just over 5 miles away provides easy commuting into the centre of Bristol. For those commuting by car, Nympsfield is ideally positioned with quick access to the A46 and A419, connecting to the M5 and M4 motorways. This makes travel to major centres such as Bristol, Cheltenham, Gloucester, Swindon, London and even Birmingham straightforward and convenient.

WITHIN EASY REACH...

Nailsworth – 3.6 miles

Stroud – 6.3 miles

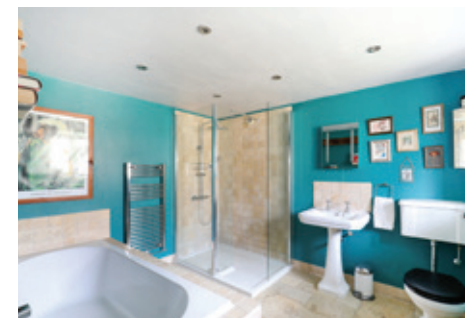
Cam & Dursley Railway Station – 5.3 miles

Cheltenham – 21 miles

Bath – 27 miles

Bristol – 29 miles

All distances are approximate





Outside

The property sits within a plot measuring just over 1/3rd of an acre. A driveway to the side of the property leads to an area of parking and a substantial garage with an adjoining workshop and greenhouse, these buildings provide excellent space for a variety of uses, from vehicle storage to hobby or studio space. Although the driveway falls within the ownership of The Malt House, it also provides access for three neighbouring properties, offering a sense of community. The garage and workshop are a particularly valuable asset, ideal for those in need of additional storage and workshop space. On either side of the house are two attractive courtyards, each offering their own charm and usability. The courtyard extending to the south elevation is especially well suited to alfresco dining, laid to gravel and enclosed by an attractive Cotswold stone wall the area enjoys direct access via the utility room into the kitchen, making it perfect for entertaining or relaxed outdoor living. Beyond the outbuildings lies the main garden, an exceptional outdoor space that offers something for everyone. A pretty seating area sits at the start, in the rose garden, flanked by large and beautifully stocked flower borders bursting with colour, not only roses but further traditional plants and shrubs, creating a tranquil spot to sit and enjoy the surroundings. From here, the garden opens into a wide expanse of lawn and orchard, and beyond that, a fenced and gated area currently used for housing chickens and complete with raised vegetable beds is ideal for those seeking a taste of the good life. The garden is bordered by open countryside, and uninterrupted views across the adjoining field. Historic deeds detailing the neighbouring properties rights over the driveway and to an historic pump near the entrance to the driveway are available upon request and can be viewed upon viewing.



OUTSIDE

Parking • Garaging/Outbuildings

Extensive Landscaped Gardens

Total Plot Measuring Over 1/3 of an Acre



Useful Information

Tenure: Freehold.

Postcode: GL10 3UA.

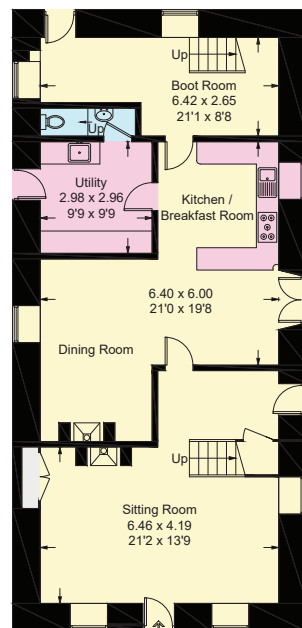
Viewing: Strictly by appointment through Whitaker Seager.

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.

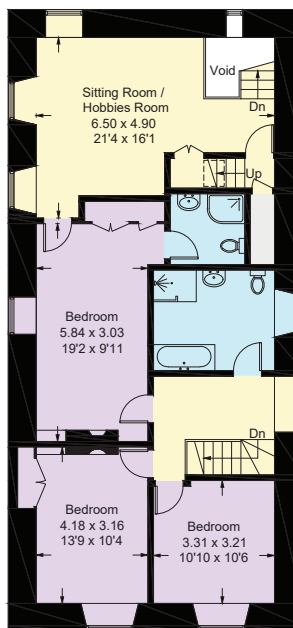
Local Authorities: Stroud District Council. Council Tax Band E.

Approximate Gross Internal Area = 293.2 sq m / 3156 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Workshop = 21.4 sq m / 230 sq ft
 Greenhouse = 8.7 sq m / 94 sq ft
 Total = 340.0 sq m / 3660 sq ft
 (Including Eaves Storage / Excluding Void)

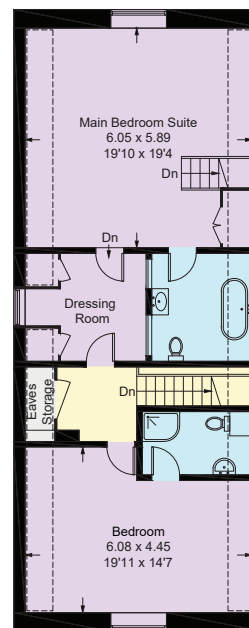
 = Reduced headroom below 1.5m / 5'0"



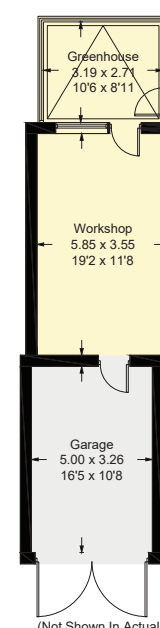
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237251)

01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

 PrimeLocation.com  Zoopla  rightmove

WHITAKER
SEAGER
ESTATE AGENCY

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.