

JENKINS FARMHOUSE

EDGE
GLOUCESTERSHIRE





JENKINS FARMHOUSE, JENKINS LANE, EDGE, GLOUCESTERSHIRE, GL6 6NB



GUIDE PRICE £2,950,000

A SENSATIONAL GRADE II LISTED FORMER FARMHOUSE WITH EXCEPTIONAL VALLEY VIEWS, STYLISHLY RENOVATED AND EXTENDED WITH SUPERB VAULTED KITCHEN, 6 EN-SUITE BEDROOMS, 4 RECEPTIONS, 4 CAR GARAGE, SELF-CONTAINED ONE BED APARTMENT AND 4 ACRES OF LANDSCAPED GROUNDS

Reception Hall, Kitchen/Breakfast Room, Utility, Drawing Room, Dining Room, Sitting Room, Study, 6 Bedrooms, all with En-Suite and Principal with Large Walk-in Dressing Room, Cloakroom, 4 car Garage with self- contained one bed apartment above, Gated Driveway, Landscaped Garden and Grounds, circa 4 acres





Jenkins Farmhouse is a sensational Grade II listed country house, nestled on the slopes of the Cotswold village of Edge with magnificent views across the valley. Originally 3 cottages, the property dates back to the 17th century and hosts a plethora of period features, including two stone spiral staircases, mullion windows, pretty bulls-eye window and stunning aged beams. The house has been sympathetically restored to provide a seamless fusion of period charm alongside modern updates including under floor heating and C-Bus automated lighting system. Accessed via a sweeping granite sett drive, steps lead up to a magnificent reception hall. The home has an instantly bright and welcoming vibe. Bath stone flooring runs throughout the reception hall and kitchen creating a lovely sense of flow. The vaulted kitchen is clearly the heart of the home and a superb statement room. Large glass panes overlook the panorama and a spacious centre island provides the perfect spot for friends and family to sit and chat whilst cooking up a feast for your guests. A cream oil fired Aga provides a homely focal point to the room and bespoke taupe units offer ample storage. Four reception rooms lead along the rear of the house, all benefitting from superb views across the valley. The main drawing room is part of a later addition to the property. Offering a wonderful space for entertaining, the drawing room has a handsome bespoke stone fireplace, providing a wonderful cosy-up for the colder months. A dining room, sitting room and study provide further living and entertaining space.

The first floor is accessed via four separate staircases, creating a home filled with intrigue and character. Four good sized bedrooms, all with en-suite, are located on the first floor. Two further double bedrooms are located on the second floor, the principal with Juliet balcony and large dressing room, accessed via a spiral staircase. All of the en-suites are superbly fitted-out with exceptional attention to detail, including light sensors in the principal en-suite shower.

Garaging for four cars with a one bed apartment above, provides useful ancillary accommodation.

The grounds are a real feature of the property with landscaped lawns, topiary and to the rear of the house, circa 4 acres of sloping meadow, orchard and paddock. A twelve sided pagoda provides a wonderful spot to relax and soak up the panorama or entertain alfresco in the warmer months.



LOCATION

The location of Jenkins Farmhouse is one of its key attributes. Nestled on the slopes of the Cotswold village of Edge and within easy reach of the historic village of Painswick, the property benefits from sensational valley views. Approached via a picturesque rural lane, the surrounding countryside has a timeless feel. The village of Edge has a strong sense of community with an annual fete on the village green and an active social calendar centred around the village hall. There is also a pub within easy walking distance of Jenkins Farmhouse. The neighbouring village of Painswick is within 20 minutes walk and benefits from several local shops, as well as three cafes, bistro and a boutique hotel. There is also a golf club on Painswick Beacon. Nearby Stroud has several major supermarkets, including Waitrose, as well as a cinema and numerous sporting facilities. The Spa town of Cheltenham is also within easy reach, well known for its annual music and literature festivals, as well as its National Hunt racecourse. Cheltenham also offers an excellent choice of shopping and theatre venues.

One of the key draws to the area is the excellent selection of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of Painswick as well as along the A 4173, to most of the local schools in both the private and state sector. There is also a popular village primary school in Painswick.

The property is well positioned for local transport connections; London is within two hours and an hour from Bristol by road, with easy access to the M5 motorway. Trains run into London Paddington from nearby Stroud Station, from circa 90 minutes.

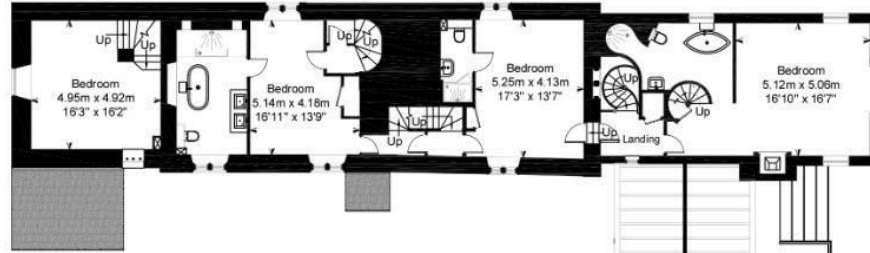
DIRECTIONS

Leave our Painswick office along the A46 in the direction of Stroud and just after the temporary traffic lights, turn right into Jenkins Lane. The property will be found on the right hand side after circa 400 yards, accessed via electric iron gates.

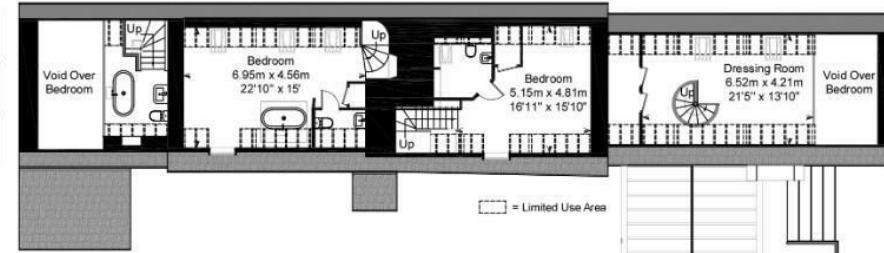
TENURE	Freehold
EPC	EER: N/A Grade II Listed
SERVICES	Mains water and electricity, private drainage, oil-fired central heating (under floor in parts), extensively double glazed
VIEWING	By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

Jenkins Farmhouse, Edge, Stroud, Gloucestershire

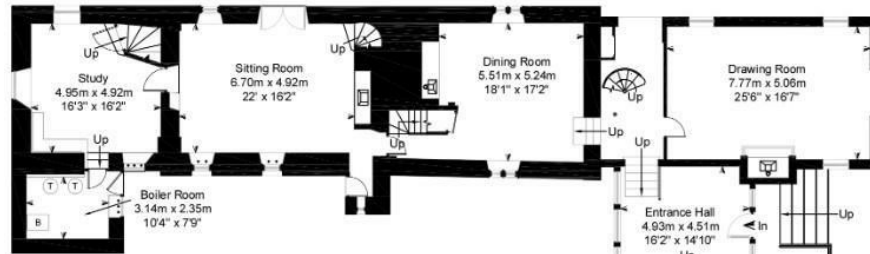
House Approximate IPMS2 Floor Area	508 sq metres / 5468 sq feet
Garages	68 sq metres / 732 sq feet
Annexe	48 sq metres / 517 sq feet
Total (Includes House Limited Use Area (Includes Annex Limited Use Area	624 sq metres / 6717 sq feet 25 sq metres / 269 sq feet 12 sq metres / 129 sq feet



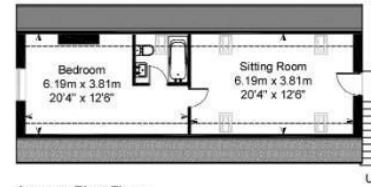
First Floor



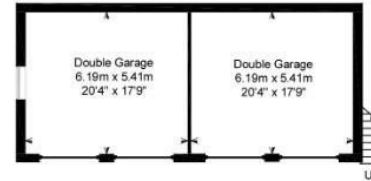
Second Floor



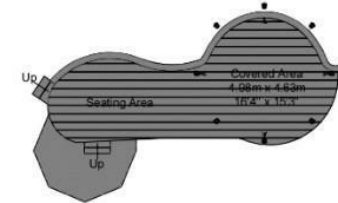
Ground Floor



Annexe First Floor



Ground Floor



Outbuildings
Not Shown In Actual Location Or Orientation

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Job No SP3271
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

SUBJECT TO CONTRACT

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