

THE BAKERY, KINGSLEY HOUSE & KINGSLEY COTTAGE

PAINSWICK





THE BAKERY, KINGSLEY HOUSE & KINGSLEY COTTAGE, ST MARY'S STREET, PAINSWICK. GL6 6QB



GUIDE PRICE £2,500,000

A UNIQUE OPPORTUNITY TO PURCHASE 3 LANDMARK HISTORIC PROPERTIES IN THE HEART OF THE COTSWOLD VILLAGE OF PAINSWICK, TOTALLING OVER 7,000 SQ FT AND OFFERING A HOST OF PERIOD FEATURES, SYMPATHETICALLY AND STYLISHLY RENOVATED

KINGSLEY HOUSE: Kitchen/Breakfast Room, Sitting Room, Reception Room (this room is currently designated commercial use), 4 Bedrooms, large Attic Storage Space, Cellar

THE BAKERY: Ground floor Drawing Room, Gym & Sauna Room; 1st floor Kitchen/Breakfast Room, Dining Room, Study, Sitting Room; 2nd floor 4 Bedrooms, Principal with En-suite, Family Bathroom, Cellar/Wine Store, Courtyard Garden, Patio, Barn with space over, ideal for conversion (subject to planning), Garage, Store, Gravel Parking for Several Cars

KINGSLEY COTTAGE: Kitchen/Breakfast Room, Bathroom, 1st floor Sitting Room/Bedroom 2, 2nd floor Bedroom





The sale of The Bakery, Kingsley House and Kingsley Cottage, offers the rare opportunity to purchase a substantial property portfolio in the heart of this sought after village. Three handsome properties; beautifully and sympathetically restored, each with a host of period features.

Kingsley House comprises a handsome 4 bed home with the opportunity to run a commercial business. The property is accessed via a handsome front door on St Mary's Street, opening to the sitting room. Brazilian slate provides stylish, functional flooring and sash windows overlook St Marys Street. Formerly a shop, the front reception benefits from a show-stopping large bay window, in a prime central village location, offering the opportunity to run your own business from home, or if preferred, apply for residential use. A spiral staircase with glazed stairwell panel, leads to a good sized cellar, ideal as a wine store or for commercial storage. The kitchen is located off the sitting room, with fitted cream units and sash window with original shutters. Two bedrooms are located on the first floor, the principal with parquet flooring, statement curved wall and 3 sash windows that allow natural light to flood the room. A family bathroom is also located at this level plus a walk-in dressing room with attic bedroom above. A fourth bedroom is located on the second floor, with fabulous views overlooking the historic St Mary's Church, together with a large attic space, ideal for storage.

The Bakery is the most substantial of the 3 properties, totalling over 3000 sq ft of accommodation. Accessed via St Mary's Street, the house opens into a handsome drawing room with a feature fireplace believed to date back to 1591 and two bay windows overlooking the street. A large cellar leads off the drawing room with arched ceiling and a historic tunnel, believed to run to the church nave. A spacious gym, sauna room, boiler room and cloakroom are also located on the ground floor. Two further reception rooms are located on the first floor. A charming dining room with feature window seat, beautifully restored original floorboards and wood burning stove, provides ideal entertaining space, together with a sitting room with aged beams, window seats and wood burning stove. A home office is also located on the first floor, offering a wonderful work space with a full height feature window, dated 1411 and, believed to have come from the church nave. A cloakroom and the kitchen are also located on the first floor. The kitchen is clearly the hub of the house and is a light-filled room with oak flooring, large mullion windows fitted with new aluminium casements and ample room for a dining table. The kitchen opens to a pretty courtyard garden, providing a wonderful space for alfresco dining. Stairs lead from the dining room to four second floor bedrooms, the principal with en-suite and vaulted ceiling with fabulous old beams, plus a family bathroom.

Kingsley Cottage comprises a 2 bed cottage with a kitchen/diner on the ground floor, plus a family bathroom and a first floor sitting room/bedroom 2, plus a second floor double bedroom. The cottage is completed to a high spec, with Brazilian slate flooring on the ground floor and pretty mullion windows with new aluminium casements.

To the rear of the house there is a double garage, store room and double height barn with the potential to develop (subject to planning). There is also gated gravel parking for several cars. A good sized courtyard garden provides a lovely secluded area for both relaxing and entertaining.

The combined portfolio offers a host of opportunity to create a fabulous family home, rental investment, boutique hotel or holiday lets.



LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes. There is a boutique hotel within a couple of minutes walk from the properties, offering fine-dining to non-residents and several stylish and independent coffee shops, one within seconds from the properties. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice 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 the village to most of the local schools in both the private and state sector. There is also a popular village primary school within walking distance from all three properties.

Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse.

Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

DIRECTIONS

From our Painswick office head towards the centre of the village along St Mary's Street where you will find the entrance to The Bakery on the left hand side on the corner of the street, opposite Meadows Coffee Shop.

AGENT'S NOTE

Kingsley House and The Bakery are both Grade II Listed

TENURE Freehold

EPC EER: Grade II Listed N/A

SERVICES Gas central heating, mains drainage, council tax band E.

VIEWING By prior appointment with **MURRAY'S ESTATE AGENTS**, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

Kingsley House, Kingsley Cottage & The Bakery, Painswick, Gloucestershire



SUBJECT TO CONTRACT

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