

GREENHOUSE COURT

PAINSWICK
GLOUCESTERSHIRE





GREENHOUSE COURT, YOKEHOUSE LANE, PAINSWICK, GLOUCESTERSHIRE, GL6 7QS



GUIDE PRICE £3,750,000

A MAGNIFICENT AND EXTENSIVE GRADE II LISTED COUNTRY ESTATE COMPRISING A HANDSOME 6 BED HISTORIC HOUSE, SEPARATE 5 BED COTTAGE, COACH HOUSE, STABLING AND 15.5 ACRES OF PADDOCKS, IN A MAGNIFICENT ELEVATED LOCATION OVERLOOKING THE PAINSWICK VALLEY

Main House: Entrance Porch, Reception Hall, Drawing Room, Dining Room, Living Room/Snug, Kitchen/Breakfast Room, Boot Room, Utility, Home Office, Boiler Room, 2 Ground Floor WCs, Billiard Room/Bedroom 6, 5 further Double Bedrooms, one with Sitting Room/Study, 3 En-Suite, Family Bathroom, First Floor WC, Attic Storage

Cottage: Entrance Lobby and Reception Hall, Kitchen/Dining Room, 2 Reception Rooms, Utility, Second Kitchen, 5 Bedrooms, 2 Bathrooms

Detached 2 Storey Coach house, prime for conversion (planning previously granted, now lapsed)

Numerous Outbuildings including Barns, Workshop, Wood Store, 7 Stables, Tack Room, WC, Separate Stable Block with a further 5 Stables, 15.5 acres of Grounds including 9 interconnecting Paddocks, 2 Greenhouses, Landscaped Level Lawn, Fruit and Vegetable Garden, South-facing Vine-clad Terrace





Greenhouse Court is a sensational Grade II Listed country estate in a truly exceptional location overlooking the Cotswold village of Painswick and the valley beyond. Parts of the property date back to the 17th Century with later additions in the 19th Century. Built in coursed and squared limestone, the house is a landmark property on the Cotswold horizon. Superbly proportioned and beautifully laid out, the property offers practical living spaces whilst retaining exceptional period charm. The main house is approached via an elegantly proportioned sweeping driveway flanked by a rose pergola, leading to a twin gabled frontage with a handsome battlement parapet entrance. A spacious reception hall sets the tone for the remainder of the property; handsome rooms, period charm and an abundance of historic architectural features.

The reception rooms are beautifully proportioned and provide ample living and entertaining spaces. The drawing room offers magnificent views through its Gothic glazed windows, which combined with a host of period features including the original fireplace, shutters and high ceilings, provide a wonderful space for hosting family and friends. The dining room offers further entertaining space, again with a handsome fireplace with wood burner inset, perfect for the colder months; this is a wonderfully elegant room with dual aspect window seats offering a lovely outlook along the sweeping driveway as well as to the rear courtyard. A snug provides a further reception room located at the core of the house, with direct access to the kitchen. The kitchen is clearly the heart of the home with a cream oil-fired Aga providing a warming focal point. Pine units offer ample storage and there is room for a large farmhouse-style table. A walk-in larder with access to a good sized full-height cellar, leads off the back hallway, together with a spacious utility room. A home office with magnificent valley views offers a wonderful space to work from home, together with access to a vine clad terrace. A boot room and two WCs complete the ground floor.

The first floor comprises 5 bedrooms, one of which is currently used as a magnificent billiard room; exceptional valley views from the full length Gothic glazed panes, make this a unique games room, ideal for after-dinner entertaining. The principal bedroom has a spacious en-suite and stunning views over the garden and across the valley to Painswick. A further 3 bedrooms (1 with en-suite) are located at this level, plus a family bathroom and separate WC. A sixth bedroom with en-suite bathroom, is located on the second floor, accessed via its own staircase and with a sitting room below, making this wing of the house an ideal self-contained guest suite. All of the bedrooms have been thoughtfully laid out to provide both comfort and ample storage. Hidden access leads from the second floor en-suite to useful attic storage space.

The property sits in a wonderful position, overlooking its own magnificent grounds, totalling 15.5 acres. The front aspect of the house overlooks glorious level lawns and gently sloping fields. The land is divided into 9 paddocks, many with original iron railings and one utilised as a schooling paddock. There are two separate stable blocks, one with 7 stables, tack room, store room and 2 car ports, the other block with 5 stables, hay barn and wood store. There is a separate wooded area, formerly used to keep pigs.

There is a separate 5 bed cottage with a spacious kitchen/dining room, good sized sitting room, two first-floor bathrooms and a second kitchen. A two storey detached Coach House with stunning aged beams, offers ample storage and garaging and is ideally laid out for conversion to living accommodation (planning previously granted, now lapsed).



LOCATION

Greenhouse Court sits in a magnificent elevated location on the outskirts of the Cotswold village of Painswick. The property benefits from a wonderful rural location with spectacular views, whilst still within walking distance of the centre of the village. 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 15 minute walk of Greenhouse Court, offering fine-dining to non-residents and also several stylish and independent coffee shops in the centre of the village. 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. 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 to most of the local schools in both the private and state sector. There is also a popular village primary school.

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.

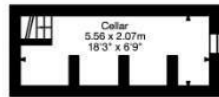
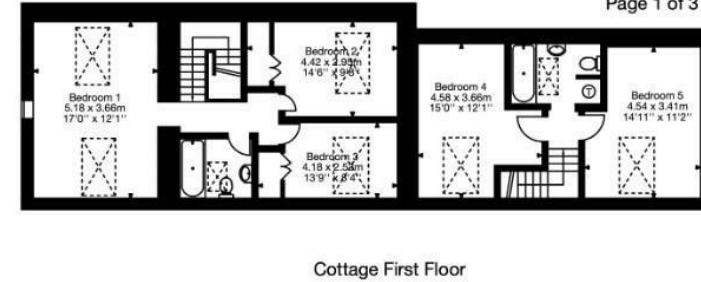
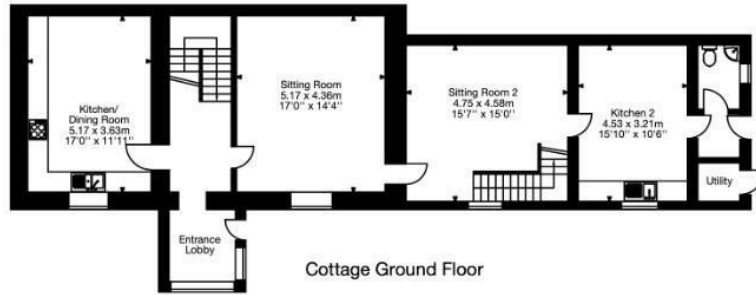
Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

DIRECTIONS

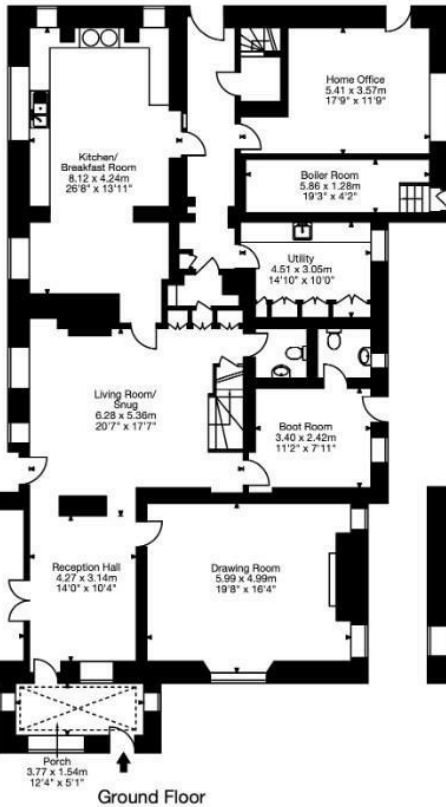
From our Painswick office, head into the centre of the village along St Mary's Street and turn right down Tibbiwell lane. Follow the lane down the hill and up the other side of the valley along Greenhouse Lane. Take the first right hand turn towards the top of the lane, into Yokehouse Lane, where you will find the gated entrance to Greenhouse Court on the right.

TENURE	Freehold
EPC	EER: N/A Grade II Listed
SERVICES	All mains services are connected to the property, oil fired central heating, mains drainage, council tax band H, Stroud District Council
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

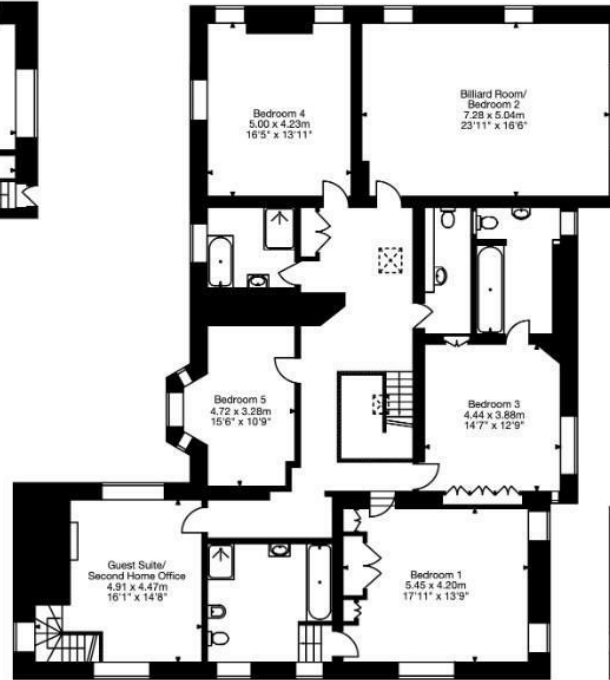
Greenhouse Court,
 Yokehouse Lane, Stroud,
 Gloucestershire GL6 7QS
 Main House
 5426 Sq Ft - 504 Sq M
 Cottage
 2174 Sq Ft - 202 Sq M
 Stables
 3519 Sq Ft - 327 Sq M
 Coach House
 1614 Sq Ft - 150 Sq M
 Outbuildings
 1496 Sq Ft - 139 Sq M
 Total Area
 14,229 Sq Ft - 1322 Sq M



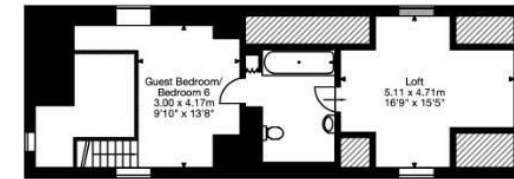
Lower Ground Floor



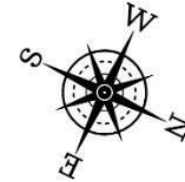
Ground Floor



First Floor



Second Floor



Capture Property Marketing 2023. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk