

THE BAKERY

PAINSWICK
GLOUCESTERSHIRE





THE BAKERY, ST MARY'S STREET, PAINSWICK, GLOUCESTERSHIRE, GL6 6QB



GUIDE PRICE £1,750,000

A UNIQUE OPPORTUNITY TO PURCHASE A LANDMARK HISTORIC PROPERTY IN THE HEART OF THE COTSWOLD VILLAGE OF PAINSWICK, OFFERING A HOST OF PERIOD FEATURES, SYMPATHETICALLY AND STYLISHLY RENOVATED TO THE HIGHEST STANDARD

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

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





The sale of The Bakery, offers the rare opportunity to purchase a landmark historic property in the heart of this sought after village The Bakery has been beautifully and sympathetically restored and benefits from a host of period features.

The Bakery is a substantial property, totalling over 3000 sq ft of accommodation in the main house. 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 good-sized gym, sauna room, boiler room and cloakroom are also located on the ground floor. There are two further reception rooms 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 spacious sitting room with aged beams, window seats and wood burning stove. A home office offers a wonderful work space with a full height feature window, dated 1411 and, believed to have come from the church nave. The first floor also includes the kitchen and a cloakroom. 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 and private 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.

The guest cottage offers flexible ancillary accommodation and 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 throughout.

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 property offers a host of opportunity to create a fabulous family home with ancillary accommodation or rental potential.



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.

TENURE

Freehold

EPC

EER: Current 0 / Potential 0

SERVICES

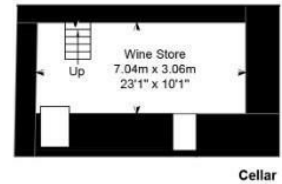
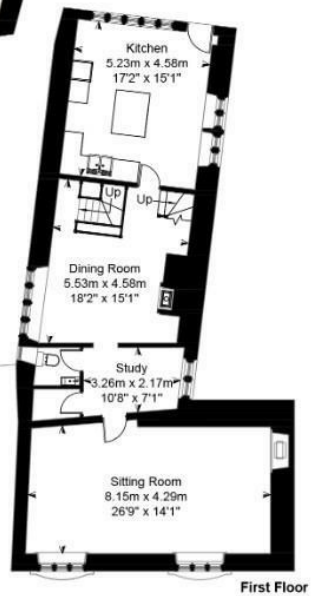
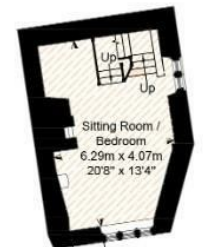
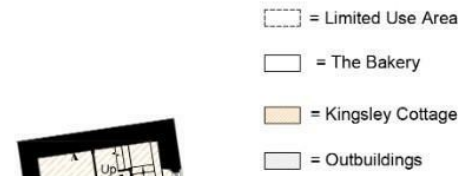
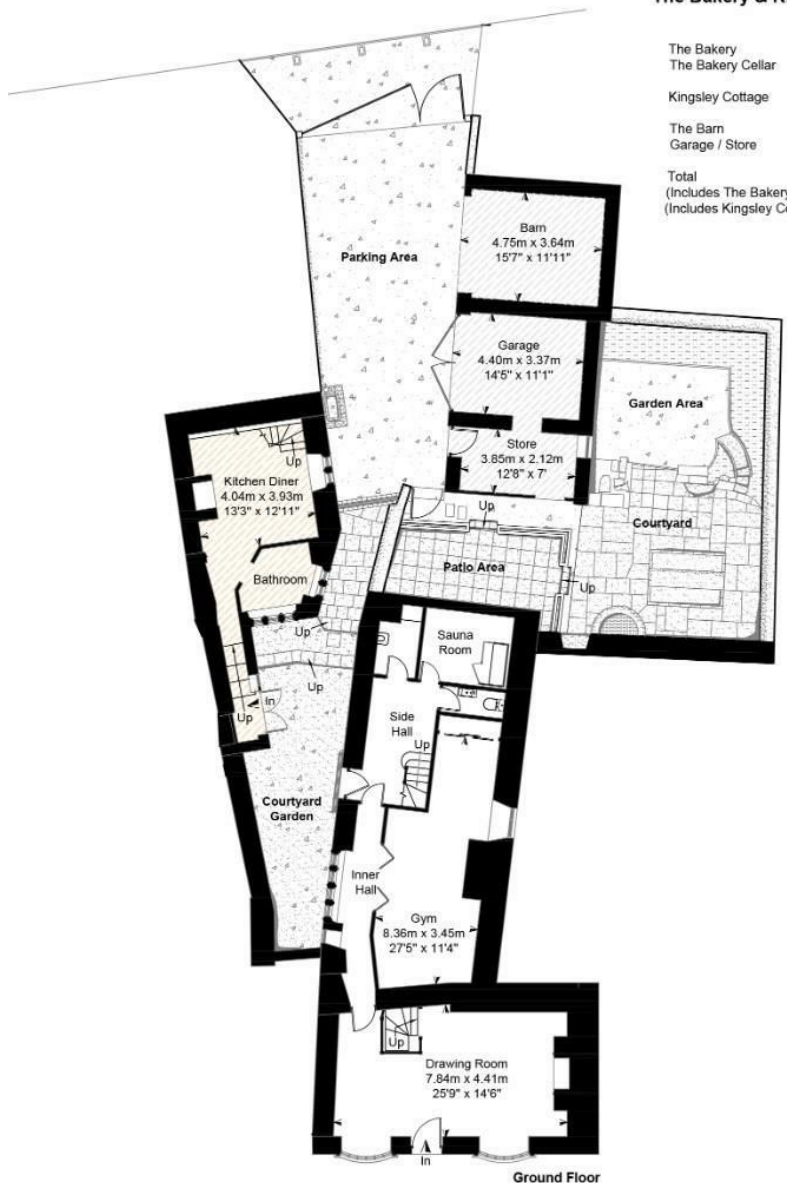
Gas central heating, mains drainage, council tax band E.

VIEWING

By prior appointment with MURRAYS ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property

The Bakery & Kingsley Cottage, Painswick, Gloucestershire

	Approximate IPMS2 Floor Area
The Bakery	288 sq metres / 3100 sq feet
The Bakery Cellar	22 sq metres / 237 sq feet
Kingsley Cottage	72 sq metres / 775 sq feet
The Barn	17 sq metres / 183 sq feet
Garage / Store	24 sq metres / 258 sq feet
Total	423 sq metres / 4553 sq feet
(Includes The Bakery Limited Use Area)	23 sq metres / 247 sq feet)
(Includes Kingsley Cottage Limited Use Area)	3 sq metres / 32 sq feet)



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 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
 Outbuildings
 Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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