

OLD GREENHOUSE FARM
GREENHOUSE LANE · PAINSWICK





OLD GREENHOUSE FARM · GREENHOUSE LANE · PAINSWICK GL6 6SE

BEDROOMS: 6
BATHROOMS: 4
RECEPTION ROOMS: 3

GUIDE PRICE £2,250,000

- Magnificent Country Estate
- 6 Bed Principal Residence
- Self-contained One Bed Cottage
- Two Further One Bed Flats
- Landscaped Garden, Paddocks & Wooded Copse
- Sensational Views
- Character Features
- Grounds of Circa 7.4 Acres
- Victorian Stable Block
- 3 Separate Loose Boxes & Tack Room

An exceptional country house steeped in historic charm with magnificent views across the Painswick Valley, comprising circa 7.4 acres of garden and grounds, extensive outbuildings including stabling, two self-contained flats and a one bed cottage

OLD GREENHOUSE FARM

Old Greenhouse Farm offers a magnificent and beautifully laid out Grade II Listed country estate. Built in 1670, the principal house and its surrounding outbuildings are steeped in historic charm. Built from fine Ashlar stone in the quintessential Cotswold style with Cotswold stone tiled roof, the properties benefit from beautiful stone mullion windows with traditional leaded light glazing, together with exposed beams, original fireplaces and pretty window seats.

A walled and gated driveway lined with Cypress trees, creates an impressive entrance to this fabulous family home which is both welcoming and handsome in equal measure. The property opens to a spacious reception hall with flagstone floor and the main receptions leading off. The reception rooms are beautifully proportioned and provide ample living and entertaining spaces with original features including aged beams and pretty window seats. The drawing room with its wood burner is ideal for cosy winter evenings and

double doors opening to the rear garden make for easy hosting in the warmer months. A large inglenook fireplace creates a warming focal point in the dining room and is a wonderful space for hosting dinner parties and large family gatherings.

The kitchen is set to the rear of the property. Teal coloured units provide ample discreet storage and a large walk-in larder provides additional storage. Steps leads down to a breakfast room, the perfect spot for informal family suppers and a snug provides a further useful reception room. A large utility and boot room with WC and shower, completes the ground floor.

Six spacious bedrooms are located across the first and second floors, accessed via two separate staircases. All of the bedrooms have been thoughtfully laid out to provide both comfort and plentiful storage and all with sensational views of either the garden and paddocks or across the valley to Painswick. Two of the bedrooms benefit from en-suite

shower rooms and there is also a spacious family bathroom.

COTTAGE & RENTAL UNITS

Attached to the main house, Little Greenhouse offers a compact one bed cottage with a further ground floor room suitable as an occasional second bedroom.

Two further one bed flats are located above the Victorian stable block (Nos 1 & 2 Greenhouse Mews).

All 3 properties are currently rented out. Details of rental income can be made available on request.

GROUPS & OUTBUILDINGS

The garden and grounds are a key feature of the property with a beautifully landscaped garden to the front and side of the principal house and a separate small rear garden available to the rental units. The garden is well-stocked with a stunning 200 year old mulberry tree, extensive topiary, ornamental pond and summerhouse, together with a choice of seating areas to catch the sun at different times

of the day. A lawned paddock adjacent to the house offers the perfect spot for a family party and marquee and also works equally well as an equine schooling arena. A 4 acre paddock is located adjacent to the property and a further 2.5 acre wooded copse is located opposite the main house, ideal as a children's play area or for family picnics.

A magnificent four bay Victorian stable block with beautiful hardwood stable doors offers excellent storage and a neighbouring coach house with full-size inspection pit is ideal for car enthusiasts. There is also a modern stable block with three loose boxes and a tack room.

AGENT'S NOTES

- a) planning is in place for the replacement of the two storey and single storey extensions to the rear of the property (Planning Ref. S.22/0647)
- b) A public footpath runs through the paddock.



LOCATION

Old Greenhouse Farm 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 Old Greenhouse Farm, 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 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. Old Greenhouse Farm is the last house on the left hand side towards the top of the lane.





MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

Grade II Listed N/A

SERVICES

Mains Electricity, Water and Sewage are connected to the property. Oil CH. Cotswold District Council Tax Band G, £3871.06. Ofcom Checker: Broadband - Standard 15 Mbps, Ultrafast 1000 Mbps. Mobile - Indoor O2, Outdoor all likely.

For more information or to book a viewing please call our Painswick office on 01452 814655



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