

THE OLD SWAN

MINCHINHAMPTON
GLOUCESTERSHIRE





THE OLD SWAN, 11 WEST END, MINCHINHAMPTON, STROUD, GLOUCESTERSHIRE, GL6 9JA



GUIDE PRICE £1,100,000

A Grade II Listed former Inn, dating back to the 16th Century, beautifully renovated to combine period charm with modern-day living, with 4 bedrooms plus attic room and a self-contained one bed Coach House, located in the heart of the popular market town of Minchinhampton.

Reception Hall, Kitchen/Breakfast Room, Dining Room, Utility, Cloakroom, Sitting Room, Garden Room, Cellar, 4 Bedrooms, Principal with En-suite Shower Room and a further Bedroom Suite with Study/Dressing Room above, Family Bathroom, Large Attic Room, Self-contained One Bed Annexe with Kitchen, Sitting Room, Bedroom and Bathroom, Landscaped Garden





Believed to be the oldest remaining house in Minchinhampton, The Old Swan offers a magnificent Grade II Listed home, steeped in historic interest. Built in 1580, the property has been sympathetically converted and renovated to seamlessly combine period charm, with modern-day living.

The kitchen is clearly the heart of the home. Shaker-style units provide ample storage and there is room for a dining table, as well as breakfast bar seating, for more informal dining. A tiled floor allows for low-maintenance, easy-living. A utility and cloakroom lead off the rear of the kitchen, creating a useful space to hide-away the laundry. A separate dining room provides an ideal space for entertaining, with an adjoining garden room, perfect for a morning coffee or evening drinks. The sitting room is full of cosy corners, with a wood burning stove for the colder months. The original etched glass windows belonging to the pub, add real character and a sense of bygone days. A cellar runs beneath the whole of the ground floor, accessed via a hatch in the kitchen floor.

Two separate staircases lead to the first floor, where three bedrooms are located, one of which is currently used as a home office and with a further room above, ideal as a teenage suite or dressing room. The principal bedroom has a spacious en-suite shower room and pretty views along West End. A family bathroom is also located at this level. A fourth bedroom is located on the second floor, together with an attic room, accessed via a separate staircase. The attic room hosts a magnificent feature chimney breast and stunning painted beams and would make a spacious home office/music/play room; fitted with a sprung floor by the current owners, the attic room has previously been used as a dance studio.

A detached Coach House offers stylish, self-contained accommodation, comprising a light-filled sitting room, overlooking the garden, a fitted kitchen and first floor bedroom and bathroom. The Coach House was previously used as a granny annexe and more recently as a successful AirBnB with 95% occupancy.

The piece de resistance of this home however, is its garden. Landscaped by local designers, Graduate Gardeners, the garden offers a tranquil haven of beauty. Dry stone walling, topiary and well-stocked borders, create a classic English country garden. A gravel courtyard provides room for outside seating for alfresco entertaining and a kitchen garden is tucked-away to the rear of the plot.



LOCATION

The Old Swan is conveniently located in the heart of the market town of Minchinhampton, just minutes from the many amenities the town has to offer. A quintessential Cotswold market town, Minchinhampton benefits from a popular pub, several cafes, village shops and a sought-after primary school. Minchinhampton Common is within easy walking distance and offers over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course. The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is less than a five minute drive, as well as numerous other schools in the private sector including Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham. Stroud is a ten minute drive and has several supermarkets, including Waitrose, as well as an award-winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.

DIRECTIONS

The property is located a few minutes walk from our Minchinhampton Office. Head along West End, in the direction of Minchinhampton Common and the entrance to The Old Swan will be found on the left hand side (second left turn), alongside the entrance to Lamas. Access is via the green garden gate marked number 11.

TENURE Freehold

EPC EER: Grade II Listed N/A

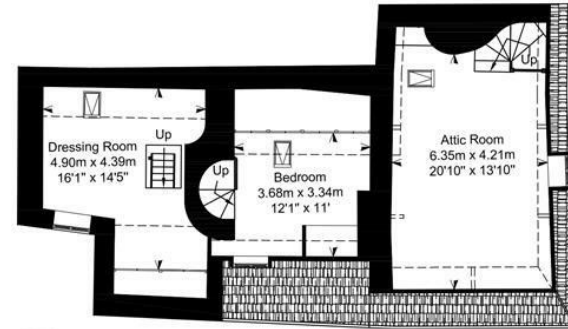
SERVICES Mains electricity, water, gas and drainage are believed to be connected to the property, gas CH.
Stroud District Council Tax Band E £2,715.12 2024/25. Broadband Standard 7 Mbps, Superfast 63 Mbps. Mobile O2, Vodafone limited.

VIEWING By prior appointment with MURRAY'S ESTATE AGENTS, Minchinhampton Office 01453 886334 who will be pleased to show prospective purchasers around the property

The Old Swan, 11 West End Minchinhampton, Gloucestershire

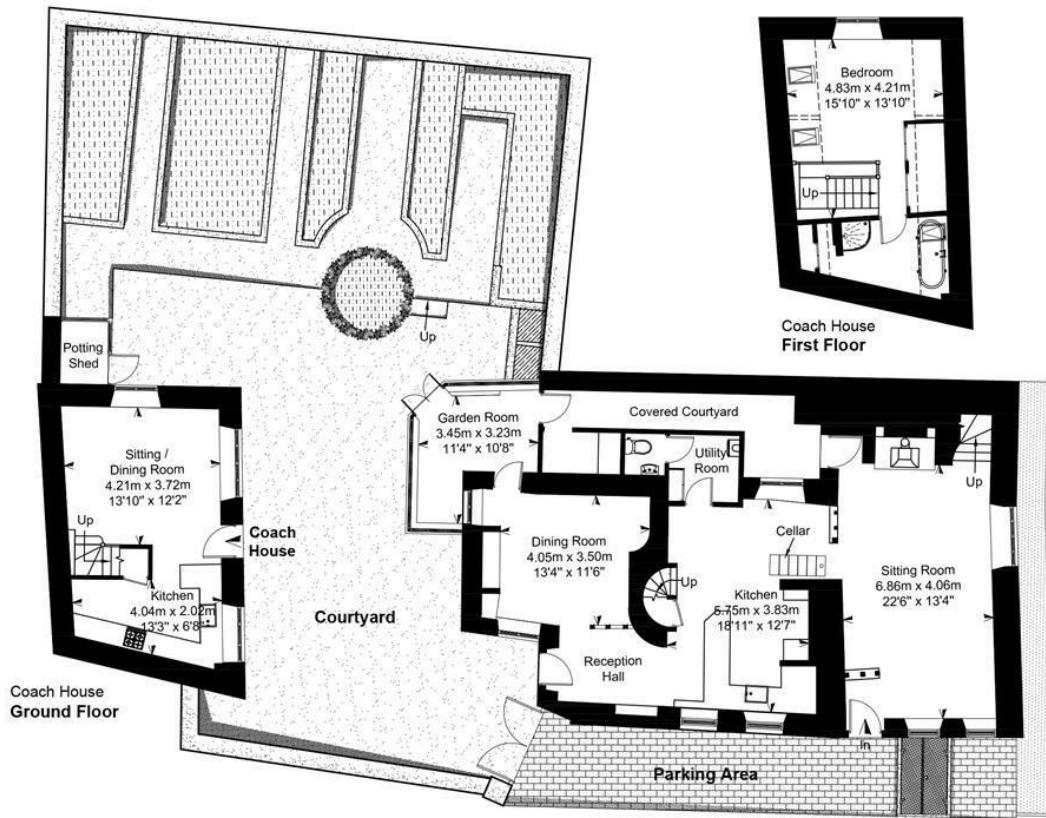
Approximate IPMS2 Floor Area	
Main House	249 sq metres / 2680 sq feet
Cellar	45 sq metres / 485 sq feet
Coach House	55 sq metres / 592 sq feet
Potting Shed	2 sq metres / 21 sq feet
Total	
(Includes Limited Use Area)	351 sq metres / 3777 sq feet
	31 sq metres / 333 sq feet

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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

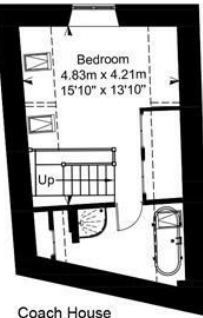


--- = Limited Use Area

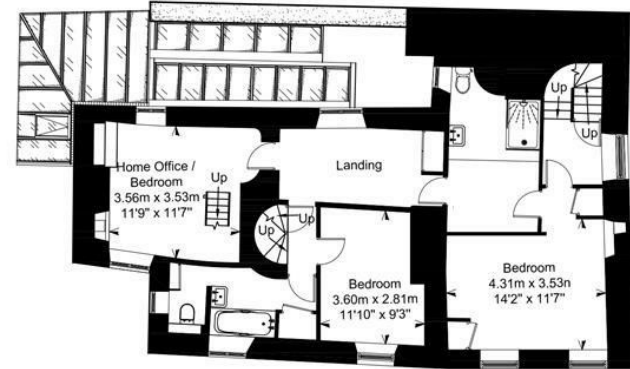
Main House
Second Floor



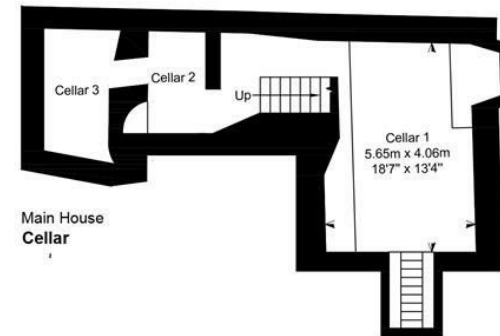
Main House
Ground Floor



Coach House
First Floor



Main House
First Floor



Main House
Cellar

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



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