

WHITE LION HOUSE
MINCHINHAMPTON



MURRAY'S
SALES & LETTINGS



WHITE LION HOUSE MINCHINHAMPTON STROUD · GL6 9JN

BEDROOMS: 4
BATHROOMS: 2
RECEPTION ROOMS: 3

- Grade II Listed
- Large Garden
- Wealth of Character Features
- Potential to create Annexe
- Period Property
- Coach House with Studio
- Market Town Location
- Off Street Parking

GUIDE PRICE £900,000

A substantial 4 bedroom period house full of character and potential with gated off-street parking, large level gardens and a detached coach house with studio, located in the centre of Minchinhampton

DESCRIPTION

White Lion House is a property steeped in history believed to date back to the 14th Century, with a later extension in 1697. Once a pub called The King's Head, it is now a private home which has been in the same ownership for over 60 years.

The accommodation is arranged over three floors with charming original period features throughout and offers the opportunity for a new owner to update and/or extend to create an impressive family home, rarely available in such a central sought after location.

Just off the Market Square the front door opens through an internal porch into a double drawing room with exposed wooden beams, Inglenook fireplace with gas fire and bread oven as well as pretty window seats overlooking the Market Square. There are also steps leading down to a good sized cellar. The drawing room leads through to a central hallway off which are the triple aspect dining room and kitchen, which overlooks the patio area, and a useful utility room. There is scope to extend the kitchen to the rear of the property to create a large open-plan kitchen/breakfast room with direct access to the garden (subject to the necessary planning).

On the first floor is another sitting room which is flooded with natural light, with an exposed stone wall and a wood burning stove. There are also two double bedrooms, a family bathroom and a separate shower room (both with WC).

On the second floor is the large dual aspect 21 ft principal bedroom with an interconnecting fourth bedroom (more recently used as an office). These two rooms could be converted to create one large bedroom suite and there is also a large boarded attic above, useful for storage.

The gardens and outbuildings are a truly unexpected bonus and delight. Directly

behind the house is a patio area leading to lawns with a summer house. Beyond this is a gravelled parking area accessed via double gates on Friday Street with a detached Coach House, Studio and Loggia of over 700 sq.ft. The possibilities for this space are endless - an annexe, home office, studio, garaging etc.

Beyond this area, steps lead to a wonderful upper garden with a pond, courtyard and an extensive lawn bordering Friday Street with a high Cotswold Stone wall.



LOCATION

Minchinhampton is a quintessential Cotswold market town offering a broad range of amenities including a popular pub, several thriving cafes, village shops and a sought after primary school. Minchinhampton Common is within easy walking distance, giving access to 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. Minchinhampton Primary School is less than a five minute walk. There are numerous sought after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the

private sector, Beaudesert Park is within walking distance; other nearby schools in the private sector include Westonbirt in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several leading supermarkets including Waitrose, as well as an award-winning farmers' market and multiplex cinema. The market towns of Cirencester, Tetbury and Nailsworth are also within easy reach.

Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



DIRECTIONS

From our Minchinhampton office, go up the High Street and turn right at Market Place. White Lion House is on the corner of Market Place and Friday Street.





MURRAYS

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TENURE

Freehold

EPC

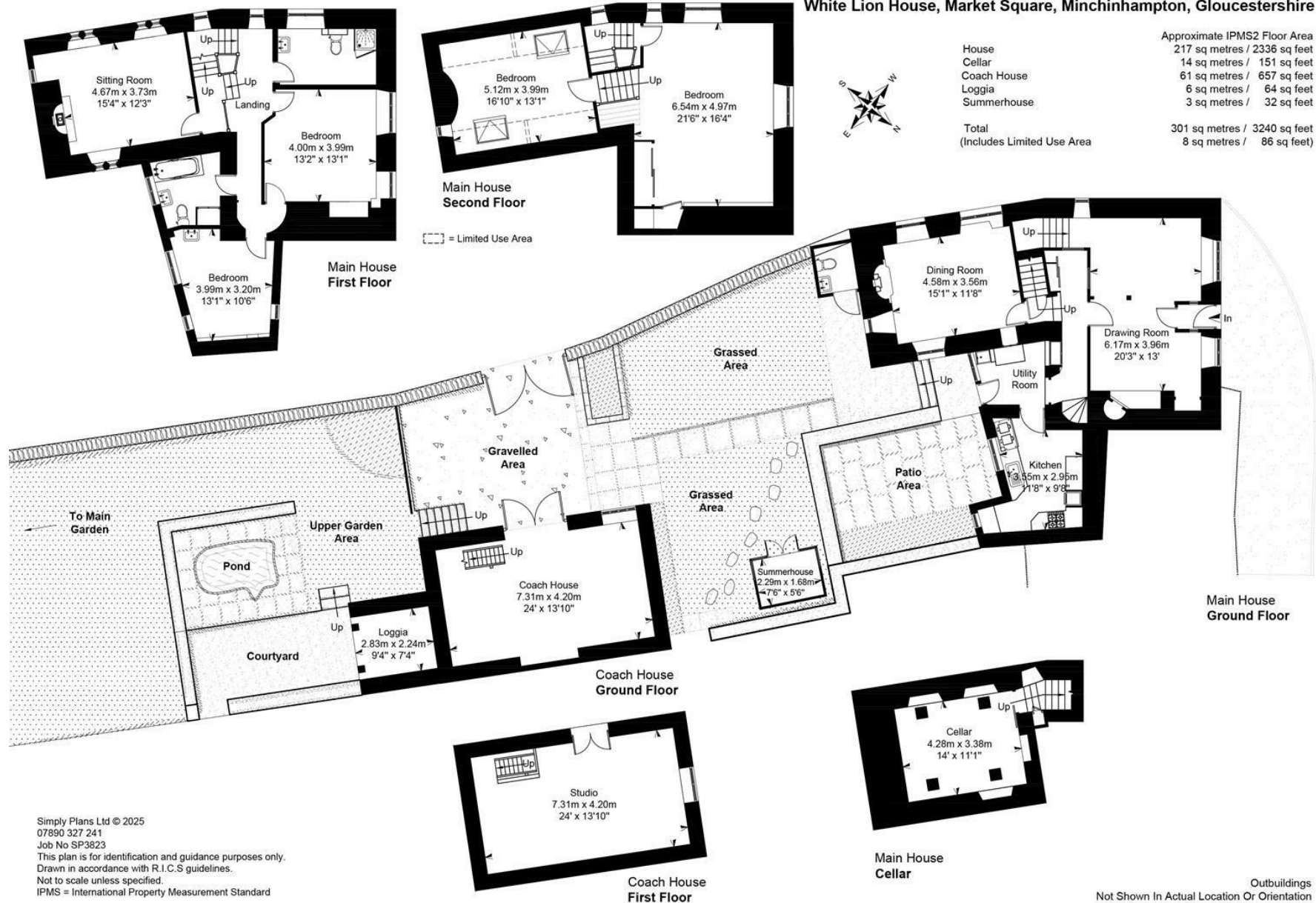
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SERVICES

Mains Water, drainage, gas and electricity are connected to the property. Gas CH. Stroud District Council Tax Band G £3909.67. Ofcom Checker: Broadband, Standard 7 Mbps, Ultrafast 1000 Mbps. Mobile, Inside - O2, Outside - all likely.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

White Lion House, Market Square, Minchinhampton, Gloucestershire



SUBJECT TO CONTRACT

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