

THE OLD DUKE OF YORK INN

CHALFORD HILL





THE OLD DUKE OF YORK INN, CHALFORD HILL, GLOUCESTERSHIRE, GL6 8EQ



OFFERS OVER £1,100,000

A BEAUTIFUL GRADE II LISTED FORMER INN IN THE HEART OF THE COTSWOLD VILLAGE OF CHALFORD, SYMPATHETICALLY RENOVATED TO CREATE A FABULOUS 5 BED FAMILY HOME, OFFERING PRACTICAL LIVING ALONGSIDE EXCEPTIONAL PERIOD CHARM

Entrance Porch, Kitchen/Breakfast Room, Snug, Sitting/Dining Room, Boot Room, Utility, Walk-in Larder, Cloakroom, 5 Bedrooms, 2 Family Bathrooms, Attic Room, Separate 2 Storey Barrel Store/Annexe (Listed Planning permission in place to convert to an annexe), Garage and Large Store, Potting Shed, Good Sized Garden, Parking for Several Cars





Lovingly converted approximately 30 years ago, The Old Duke of York Inn offers a magnificent family home in the heart of the village. Accessed via a useful porch opening to the kitchen, the charm and character within the house, is immediately evident; this is a home steeped in history with character features throughout, including beautiful aged doors and stunning exposed beams. Clearly the heart of the home, the kitchen is fitted with bespoke units by local carpenters, Woodchester Cabinet Makers and an Everhot cooker which provides a warming focal point. There is room for a good sized kitchen table, perfect for family suppers, and high ceilings dating from the Victorian era, create a lovely sense of space. A cosy snug with oak flooring leads off the kitchen, providing a great room for after-dinner relaxing or cosy evenings sat by the wood burner. Mullion windows frame the pretty view of the garden and a window seat offers the perfect spot to relax with a book. The main reception leads off the rear hall and is located in the older part of the house, believed to date back to the early 18th Century. The room has a wonderful welcoming vibe with low ceilings, typical of the era, a spectacular feature fireplace and historic aged beams. There is room for a large dining table, providing the perfect spot for entertaining. A good sized boot room leads off the rear hall, providing ample room for muddy boots and country paraphernalia and with access to the courtyard parking area. The original pub cloakroom is located at the end of the rear hall, a fabulous nod to days gone by. A utility and walk-in larder are also located off the rear hallway.

Stairs lead from the boot room to a spacious landing with bespoke built-in storage cupboards. A large window allows plentiful natural light. Five good sized bedrooms are located on the first floor, all with wonderful views of either the garden or across the Stroud Valley to Hyde Hill. All the bedrooms have been beautifully laid out to provide discreet storage. A second staircase leads from the sitting room to one of the bedrooms. Two family bathrooms are also located at this level. A separate spiral staircase leads to a further attic room, currently used as a music room but ideal also as a playroom or teenage den.

A two storey annexe, yet to be converted, believed to have been the barrel store to the pub, provides an ideal space for additional storage or for conversion (listed planning consent in place until May 2024). A garage provides parking for one car plus a large storage area, with useful access to the house. The gardens are beautifully landscaped, with the main garden south facing and entirely enclosed and private. Several terraces provide a choice of seating areas and there is also a vegetable and fruit garden, together with a selection of fruit trees including apple, pear and fig. There is private parking for several cars.



LOCATION

Chalford is a quintessential Cotswold village with pretty little narrow lanes lined with stunning historic properties, of which The Old Duke of York Inn is a prime example. The village has a strong sense of community with a good selection of local amenities including a popular community shop on Chalford bottom High Street, the Boho cafe and a hairdressing salon. For sporting enthusiasts there is a Sports and Social Club hosting football, cricket, tennis and regular exercise classes. Chalford is also well-known for its hugely popular annual music festival, Chalfest. The village is well-placed for wonderful country walks and there is a popular pub, The Kings Head, in the neighbouring village of France Lynch, just a 20 minute walk from the property.

The market towns of Stroud and Cirencester are both within easy reach, offering a good choice of shops and recreational activities. Stroud has several major supermarkets, including Waitrose, plus an award winning Saturday Farmers Market.

One of the key draws to the area is the excellent choice of schools. Chalford has a popular primary school and Thomas Keble Secondary School is within a five minute drive. There are also sought after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham plus a good selection of schools in the private sector; Beaudesert Park in Minchinhampton is within easy reach, as is Wycliffe in Stonehouse, as well as several popular schools in Cheltenham. Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are easily accessible.

AGENT'S NOTE

Listed building consent has been granted to convert the Barrel Store into an annexe, LBC Stroud District Council reference S.20/2490/LBC (expires May 2024)

DIRECTIONS

From our Stroud office, take the A 419 in the direction of Cirencester and after circa 2 miles, turn left into Toadsmoor. Follow the road to the top of the hill, passing Thomas Keble school on your right. Take the first right hand turn after the school. Follow the road, heading straight across at the crossroads and passing the Murco garage on your right. Upon reaching Chalford Primary School, take the first turning immediately on the right. Pass the primary school playground on your right and take the left fork in the road just after The Old Stores, where the entrance to The Old Duke of York Inn will be found on the right hand side.

TENURE Freehold

EPC EER: N/A, Grade II Listed

SERVICES Gas central heating, mains drainage, council tax band F, Stroud District Council

VIEWING By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

The Old Duke Of York Inn, Chalford, Gloucestershire

Approximate IPMS2 Floor Area

House	196 sq metres / 2110 sq feet
Attic Room	27 sq metres / 291 sq feet
Garage	34 sq metres / 366 sq feet
Barrel Store	28 sq metres / 301 sq feet

Total	285 sq metres / 3068 sq feet
(Includes Limited Use Area	15 sq metres / 161 sq feet)

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07890 327 241

Job No SP3328

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

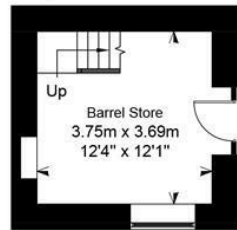
Not to scale unless specified.

IPMS = International Property Measurement Standard

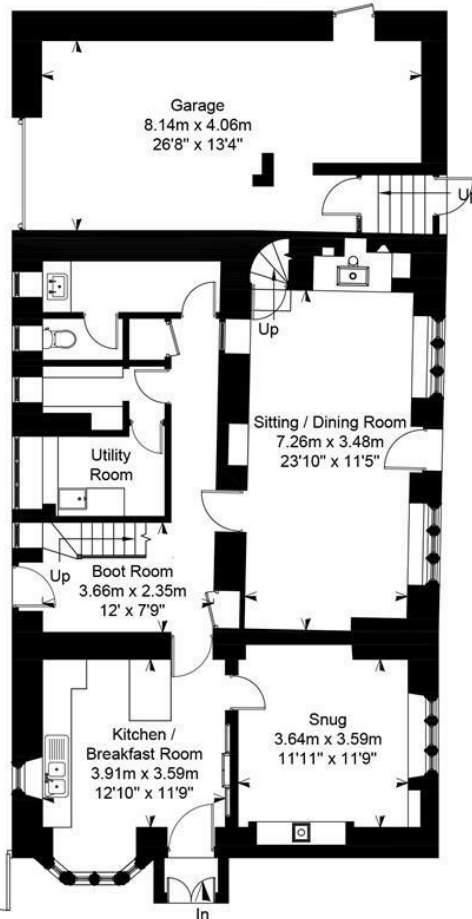
Outbuildings

Not Shown In Actual Location Or Orientation

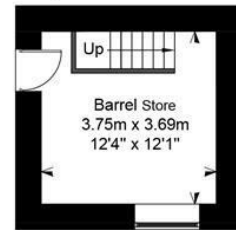
Proposed Annexe



Ground Floor

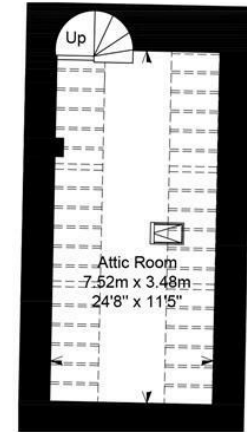
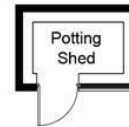


Proposed Annexe

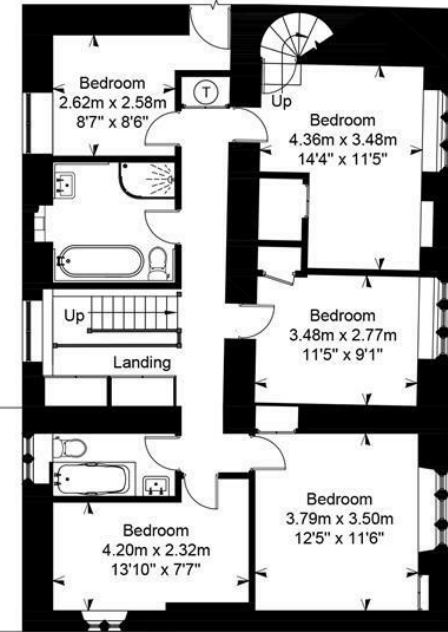


First Floor

[Dashed Box] = Limited Use Area



Second Floor



SUBJECT TO CONTRACT

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