

PINCOTT COTTAGE

PINCOTT LANE, PITCHCOMBE, STROUD



Painswick 2 miles, Stroud 3 miles, Cheltenham 12 miles, Cirencester 16 miles, Gloucester 8 miles, Stroud Railway Station 3 miles (London Paddington from 85 minutes), Kemble Station 15 miles (London Paddington from 69 minutes)
(All distances and times are approximate)

A charming Cotswold stone cottage with separate annexe, contemporary 'party barn'/home office, gardens, parking and planning permission for extension

Ground Floor: Entrance Hall • Sitting Room
Dining Room • Kitchen

First Floor: Three Double Bedrooms • Bathroom

Outside: Annexe • 'Party Barn'
Utility Room • Gardens • Parking

Butler 
Sherborn

Cirencester Office

43/45 Castle Street, Cirencester, Gloucestershire, GL7 1QD

T 01285 883740

E cirencester@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



DESCRIPTION

Situated within idyllic Cotswold countryside on the west-facing side of the Painswick Valley, this characterful, detached cottage enjoys far-reaching rural views and offers flexible accommodation. Located within the Cotswold Area of Outstanding Natural Beauty, the property offers a rare combination of character, versatility and future potential. The cottage is arranged over two floors with well-proportioned, light-filled rooms. A spacious entrance hall is

flanked by the sitting room and separate dining room, both enjoying a pleasant outlook, alongside a fitted kitchen. On the first floor are three double bedrooms and a family bathroom. Planning permission has been granted for a two-storey extension, offering the opportunity to create a five-bedroom family home including a generous open-plan living space with boot room and utility room on the ground floor and two further double bedrooms (one en suite) on the first floor. Where development is often carefully controlled, this represents a valuable and increasingly rare opportunity.

OUTSIDE

Enjoying an elevated position, the mature gardens wrap around the cottage and include a number of idyllic terraces, ideally placed to relax, entertain al fresco and take in the surrounding views. A particular feature of the property is its versatility, with the main cottage complimented by a separate annexe and striking contemporary 'party barn', offering excellent space for guests, home-working or creative use. The timber-built annexe sits above the cottage and comprises a spacious sitting room, double bedroom and shower room. The recently built 'party barn', adjacent to the cottage, has a vaulted ceiling, exposed beams, bi-fold doors and a kitchenette – an impressive space for entertaining or working from home. There is gated parking for several cars.

SITUATION & AMENITIES

Pitchcombe is a small hamlet situated between Painswick and Stroud. Wild The Wick Street Farm Shop Café is close by, as is The Woolpack Inn (2.5 miles). Nearby Painswick is renowned for its parish church and offers an excellent range of shops, services and restaurants. Stroud is approximately three miles away and offers a wider choice of shops and facilities, including its Farmer's Market. Cheltenham offers excellent shopping and cultural facilities, and the historic market town of Cirencester is 16 miles away.

Transport links include good access to the M4 and the M5. London Paddington can be reached from Stroud Station in approximately 85 minutes.

Education in the area is excellent with a large choice of primary and secondary schools. There are many private schools within easy reach.



EPC

Band E

PLANNING PERMISSION

Ref:S.25/1641/HHOLD dated November 2025. Permission for a two-storey rear and side extension, porch, installation of sewage plant and associated works.

SERVICES

Private (spring) water and electricity. Oil fired central heating. Private drainage. Gigaclear. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

TENURE

For sale freehold with vacant possession.





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Stroud District Council

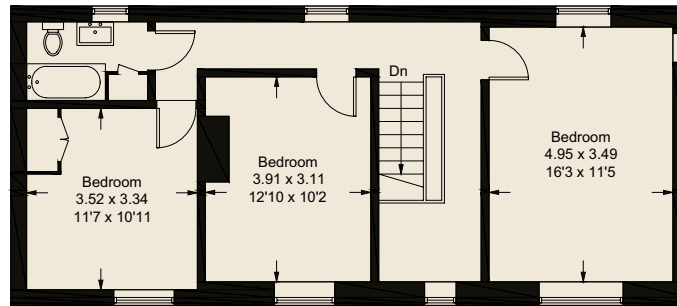
COUNCIL TAX

Band E

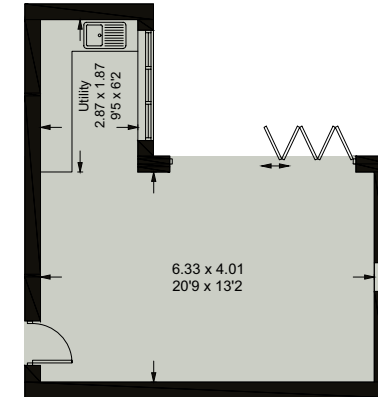


Pincott Cottage

Approximate Gross Internal Area = 120.6 sq m / 1299 sq ft
 Outbuilding = 64.5 sq m / 695 sq ft
 Total = 185.1 sq m / 1994 sq ft

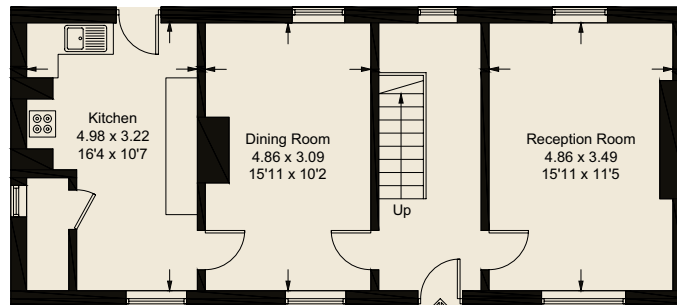


First Floor

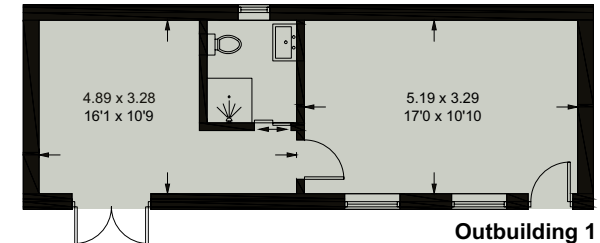


Outbuilding 2

(Not Shown In Actual Location / Orientation)



Ground Floor



Outbuilding 1

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296535)

VIEWINGS

Strictly by appointment only. Butler Sherborn, Cirencester Office - T: 01285 883740 or E: cirencester@butlersherborn.co.uk

DIRECTIONS (GL6 6LY)

From the A46/Painswick Road in Stroud, turn into Painswick Old Road which becomes Wick Street. After approximately a mile and a half, turn left into Pincott Lane and Pincott Cottage is the first property on the left-hand side.

what3words: ///importing.crush.hobbyists



www.butlersherborn.co.uk

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: April 2026. Particulars written: May 2026. Brochure by wordperfectprint.com

