



PITT COURT MANOR

Pitt Court, North Nibley, Dursley, Gloucestershire



A REMARKABLE 15TH-CENTURY COUNTRY HOUSE SET WITHIN IDYLIC GARDENS AND GROUNDS, WITH COTTAGES, MEADOWLAND, AND BREATHTAKING VALLEY VIEWS

Distances: Wotton-under-Edge 2 miles | Dursley 4 miles | Cam station 5 miles | M5 (J14) 5 miles
Tetbury 14 miles | Gloucester 16 miles | Bristol 20 miles | Kemble station 20 miles (London Paddington 80 minutes).
(All distances and times are approximate).

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired heating.

Local authority: Stroud District Council

Council Tax Band: Pitt Court Manor G | 2 Manor Cottages B | 3/4 Manor Cottages E

EPC: Pitt Court Manor C | 2 Manor Cottages E | 3/4 Manor Cottages TBC

Directions: What3Words: ///track.hounded.technical. Postcode: GL11 6EL

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Guide Price: £1,350,000

SITUATION

Pitt Court Manor is set in an area to the edge of Pitt Court, part of the thriving village of North Nibley, at the foot of the Cotswold Escarpment within an Area of Outstanding Natural Beauty. Combining the charm of village life with easy access to surrounding towns and cities, North Nibley is one of Gloucestershire’s most picturesque and sought-after rural communities.

The village offers an excellent range of amenities for day-to-day living, including the popular Black Horse public house, a highly regarded Church of England Primary School, a village hall, a sports club and an active community calendar, all of which contribute to its welcoming and vibrant atmosphere. The school is conveniently located a short walk from the property, making Pitt Court Manor particularly appealing to families.

Surrounded by rolling countryside and an extensive network of footpaths and bridleways, the area is ideal for walkers, riders and outdoor enthusiasts. The nearby Cotswold Way offers spectacular walks along the escarpment with breathtaking views across the Severn Vale and towards Wales beyond.

The attractive market towns of Wotton-under-Edge, Dursley and Tetbury provide an excellent selection of independent shops, cafés, restaurants and everyday amenities.

The area is also exceptionally well served by both state and private schools, including Katherine Lady Berkeley’s School in Kingswood, Rednock School in Dursley, Wycliffe College in Stonehouse, Stroud High School, Marling School and Beadesert Park Preparatory School.

For commuters, the regional centres of Bristol, Bath, Cheltenham and Gloucester are all within easy reach, whilst Junction 14 of the M5 provides excellent connections to the Midlands, South Wales, the South West and the M4 corridor. The Severn Bridge is also close by giving access to Chepstow, Newport and Cardiff.

Rail services from nearby Cam, Dursley and Kemble provide direct links to Bristol and London Paddington.



The area is renowned for its broad range of recreational opportunities, including golf at Stinchcombe Hill and The Cotswold Edge Golf Club, horse racing at Cheltenham, and premiership rugby at Gloucester. Nearby attractions include the historic Berkeley Castle, the Wildfowl & Wetlands Trust at Slimbridge and an abundance of beautiful countryside, making this a wonderful location in which to enjoy the very best of Cotswold and country living.



THE PROPERTY

Pitt Court Manor is a remarkable Grade II listed country house dating back to the 15th century, tucked away in a peaceful corner of the highly regarded South Gloucestershire village of North Nibley. Set back within its grounds, the property enjoys beautifully landscaped gardens which lead to a ha-ha and open on to an enchanting meadow, with far-reaching views across the valley to the woodland beyond. The setting is truly idyllic and one of the property’s most compelling features.

Rich in history and period charm, the house retains a wealth of exposed beams, original timbers and character features throughout. Of particular note is the magnificent panelled dining room, which forms part of the property’s listing and features stunning historic painted artwork incorporated into the framework, providing a rare and fascinating glimpse into the home’s heritage. Ready for the next custodian to sensitively restore and evolve for modern living

The house offers well-balanced and traditionally arranged accommodation, comprising five reception rooms, a large farmhouse kitchen, breakfast room and seven bedrooms arranged over two floors. Having been cherished by the same family for several decades, it is a much-loved home that now offers an exciting opportunity for a new owner to sensitively invest and enhance it for the next generation.

Complementing the main house are two cottages: a two bedroom and a four bedroom, both with independent access and currently rented. One of the cottages is due to undergo significant updating prior to a sale being agreed. Each has separate parking from Pitt Court Manor, if required, to the rear of their gardens.

Further outbuildings include garaging for two cars, a workshop with a room above and two stables. Within the grounds, there is also an attractive historic ruin, adding further character and interest to this exceptional country property.

Combining architectural heritage, ancillary accommodation, income potential and an outstanding rural setting, Pitt Court Manor presents a rare opportunity to acquire a distinguished family home in one of the area’s most desirable locations.





GARDENS & GROUNDS

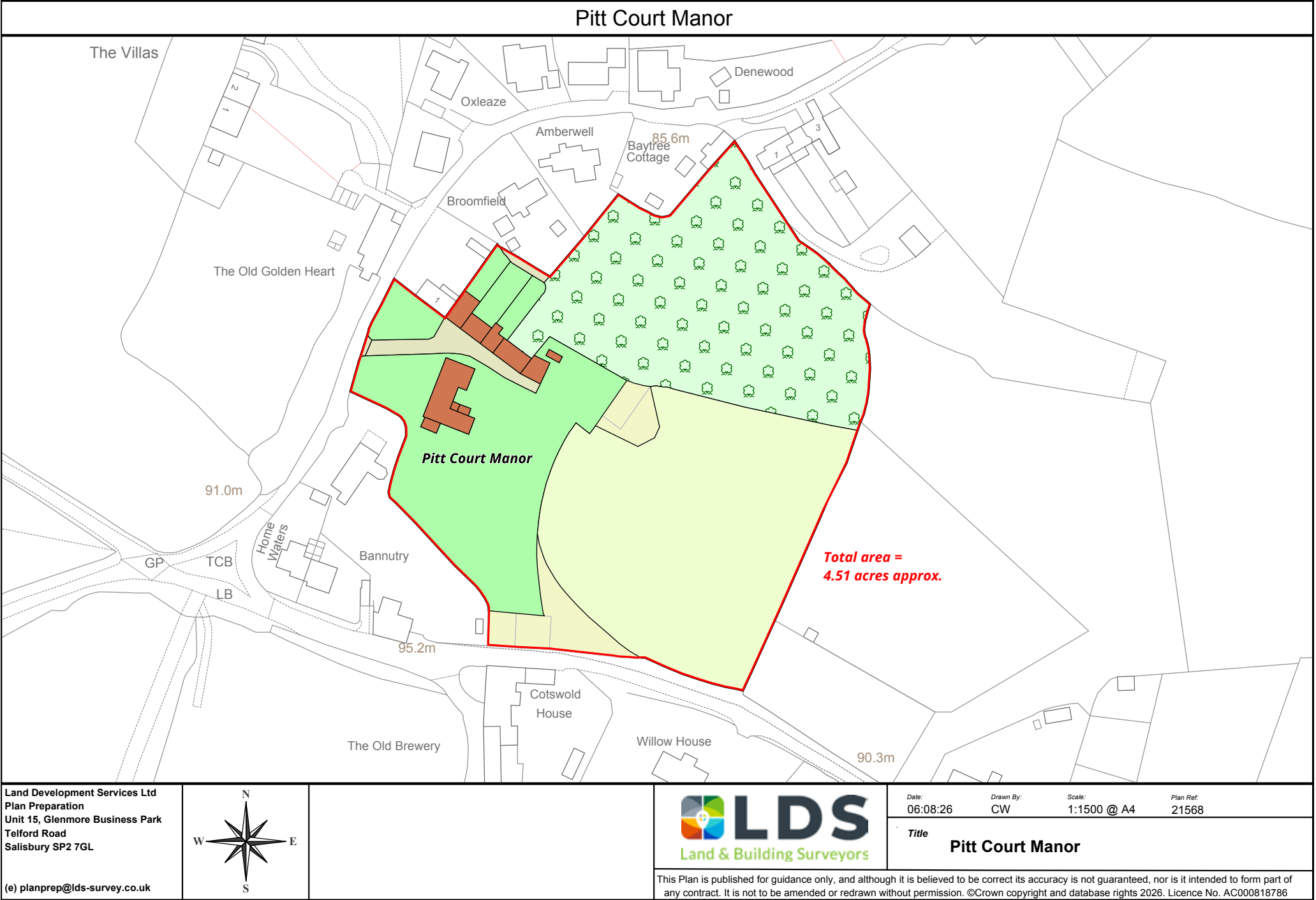
Pitt Court Manor is approached through a high hedge which screens the property from the lane and creates an immediate sense of privacy and arrival. To the front of the house is a large lawned garden, with a gravel driveway leading past the two cottages and on to an extensive parking area, garaging and outbuildings. A beautiful copse of mature trees lies to the side of the property, providing further shelter, privacy and a picturesque backdrop.

To the rear, a generous, paved terrace wraps around the house and enjoys sunshine for much of the day. This wonderful, entertaining space is framed by an abundance of traditional cottage-garden planting, including the owner’s much-admired hollyhocks lovingly cultivated over many years.

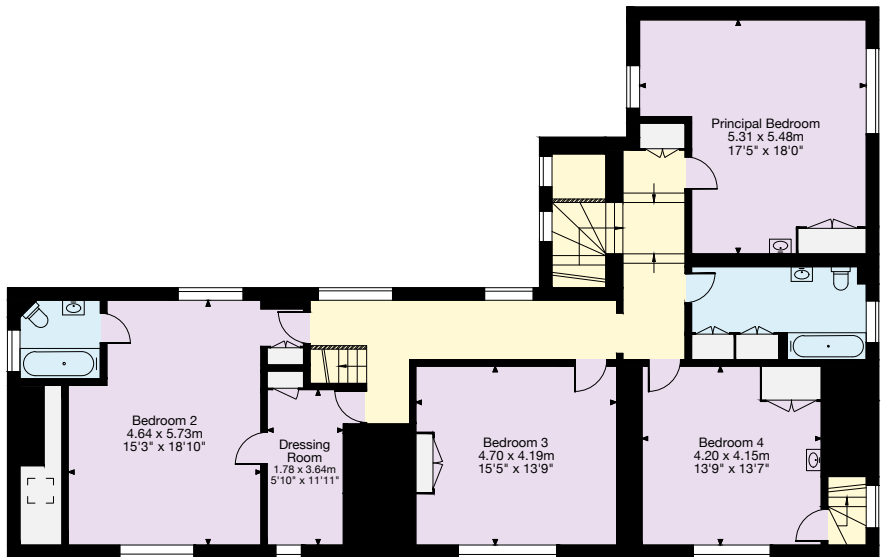
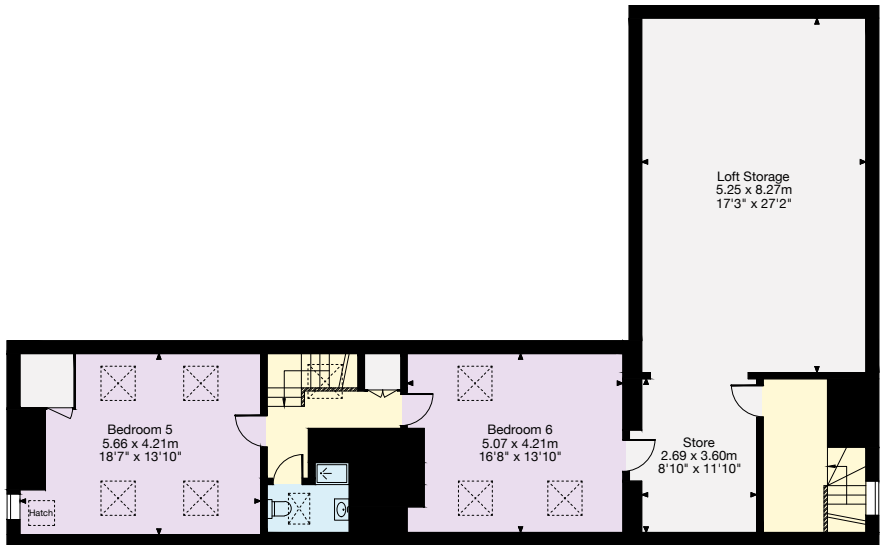
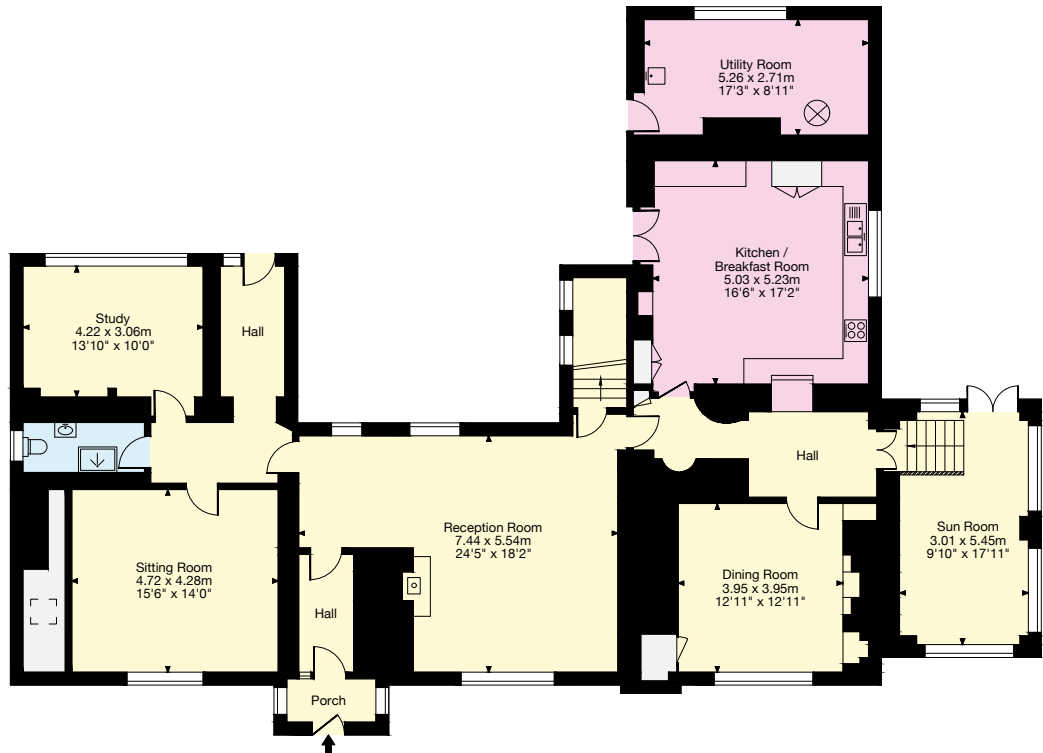
Beyond the terrace, sweeping lawns extend away from the house, interspersed with mature hedging and well-established planting. The gardens gradually lead down to a charming ha-ha, beyond which lies a stunning meadow. This, in turn, opens onto further areas of land and enjoys breathtaking views over the valley towards the surrounding woodland, creating a remarkable sense of space and connection with the landscape.

Within the grounds are the remains of an attractive historic cottage ruin, a fascinating feature which adds character and intrigue and may offer future potential, subject to any necessary consents. The adjoining woodland provides a peaceful environment for walking and wildlife.

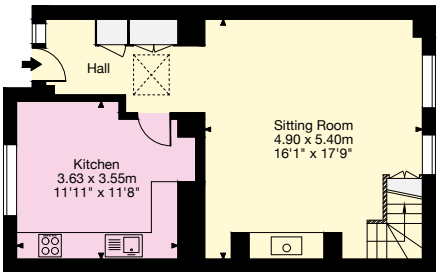
To the side of the house are the two cottages, stables, garaging and a workshop. Together, the grounds are a defining feature of Pitt Court Manor, offering complete privacy, outstanding natural beauty and a wonderful feeling of tranquillity and escape rarely found in such an accessible location.



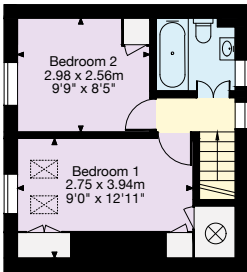




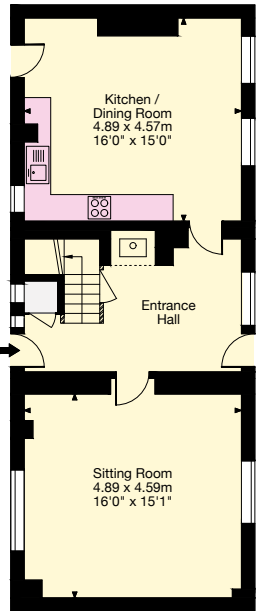
First Floor



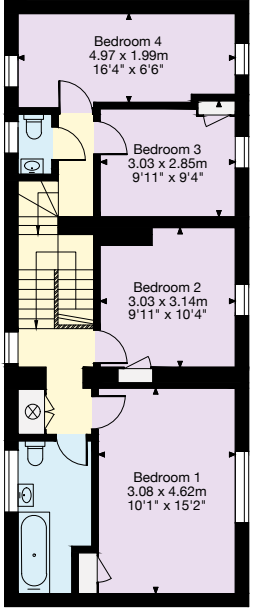
2 Manor Cottages



First Floor



4 Manor Cottages



First Floor



Stables / Workshop

Gross Internal Area (Approx.)
Main House = 482 sq m / 5,188 sq ft
2 Manor Cottage = 74 sq m / 796 sq ft
4 Manor Cottage = 127 sq m / 1,367 sq ft
Garage / Outbuildings = 115 sq m / 1,237 sq ft
Total Area = 798 sq m / 8,588 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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