

# Tickmorend House

Tickmorend, Horsley, Stroud, GL6 0PE



- Grade II Listed House
- Array of Character Features
- Large Garden Space

For Sale

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# Tickmorend House, Tickmorend, Horsley, GL6 0PE

Guide Price £700,000 Freehold with vacant

## Introduction

Tickmorend House comprises a detached four-bedroom Grade II listed Cotswold stone house under a Cotswold stone roof in need of complete refurbishment and modernisation with an array of character features, including exposed oak beams and two large open fireplaces.

Tickmorend House is located a short distance from the small Cotswold market town of Nailsworth. The property benefits from a quiet rural location and is surrounded by Cotswold AONB countryside.



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## Location

Horsley is an attractive Cotswold village offering a peaceful rural setting while remaining well connected. Located approximately two miles west of Nailsworth and five miles south of Stroud, the village benefits from a popular Church of England primary school, a community-owned village shop and café, and the well-known Hog public house.

The nearby market town of Nailsworth provides a wide range of independent retailers, artisan food outlets and day-to-day amenities. Stroud offers a mainline rail service with direct connections to London Paddington in approximately 90 minutes, while Junction 13 of the M5 provides straightforward access to Bath, Bristol, Cheltenham and Gloucester.

## Description

Tickmorend House is an attractive detached Grade II listed Cotswold stone property offering a rare opportunity to acquire a character home with considerable scope for renovation and enhancement. Requiring full modernisation throughout, the property presents significant potential to create an exceptional family residence in a peaceful rural setting.

The house retains a number of period and character features, reflecting its heritage and traditional Cotswold charm. Internally, the accommodation is arranged over three floors and offers flexible living space.

The ground floor briefly comprises a kitchen, sitting room, drawing room, back kitchen, utility room and pantry, providing a variety of reception and service spaces with potential for reconfiguration, subject to any necessary consents.

To the first floor are three well-proportioned bedrooms together with a family bathroom.

Occupying the second floor is a self-contained annexe/apartment comprising a kitchen, bathroom, living room and one bedroom, offering versatile accommodation suitable for guests, dependent relatives, home working or ancillary use.

Externally, the property benefits from extensive gardens and outdoor space, providing excellent opportunity for landscaping and outdoor enjoyment with a generous parking area.

## Rights of Way, Wayleaves and Easements

The adjoining properties have rights of access over the existing driveway. Additional parking rights for up to 2 cars was warranted to a neighbouring property, which we believe is currently being negotiated to be removed.

A further right of access shall be retained by the vendors to provide access to the farmland.

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

## Council Tax

Band G

## Services

The property is connected to mains water and electricity with septic tank drainage. We understand there to be an electric boiler providing central heating to the top floor apartment.

## Planning Use / History

The property is situated within the Local Authority of Stroud District Council. Pending planning application for extension of front wall, and other landscaping features.

## Legal Costs

Each party is responsible for their own legal and professional fees.

## Method of Sale

The property is for sale by way of private treaty to the sole selling agents, in writing addressed to:

Ellie Isaac Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 4NF

or by email [eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)

## Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

## Viewing

Viewings are strictly by appointment only with Bruton Knowles, the sole selling agents. please contact Ellie Isaac for a viewing.

## Agents Note:

A further parcel of grassland and/or woodland hatched blue are available via separate negotiation.

**Subject to Contract July 2026**

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchaser(s) must rely on their own enquiries. Details Prepared and Photographs taken June 2026.

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House Approximate IPMS2 Floor Area 274 sq metres / 2949 sq feet

(Includes Limited Use Area 24 sq metres / 258 sq feet)

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07890 327 241

Job No SP2345

This plan is for identification and guidance purposes only.

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

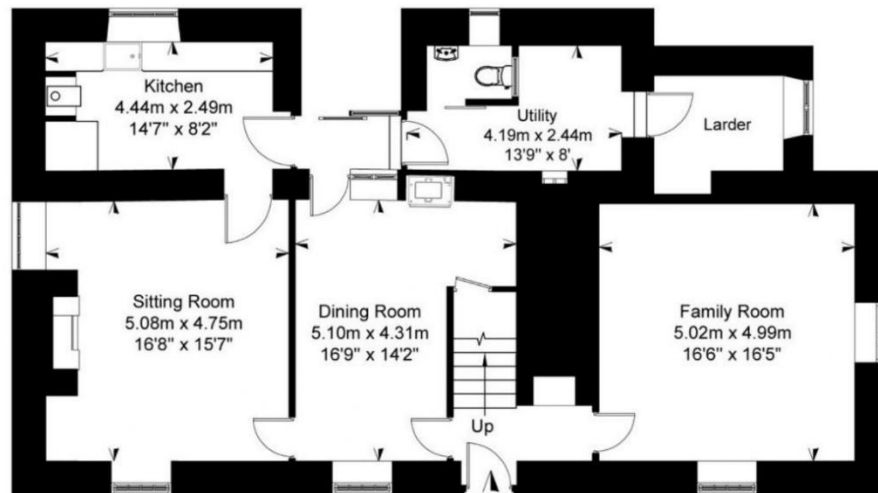
Not to scale unless specified.

IPMS = International Property Measurement Standard

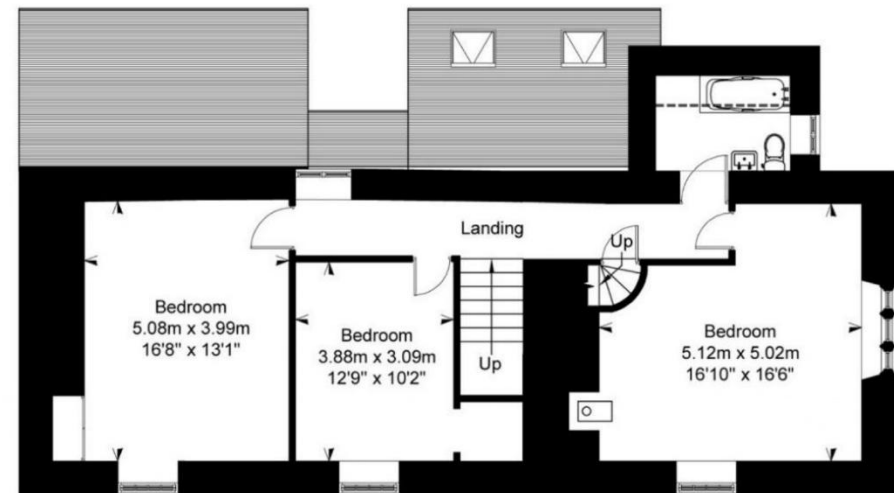


Second Floor Annex

 = Limited Use Area



Ground Floor



First Floor

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## Contact:

**Ellie Isaac MRICS FAAV**

Associate Rural Surveyor

**T:** 01452 880076

**E:** [eleanor.isaac@brutonknowles.co.uk](mailto:eleanor.isaac@brutonknowles.co.uk)

## Gloucester office:

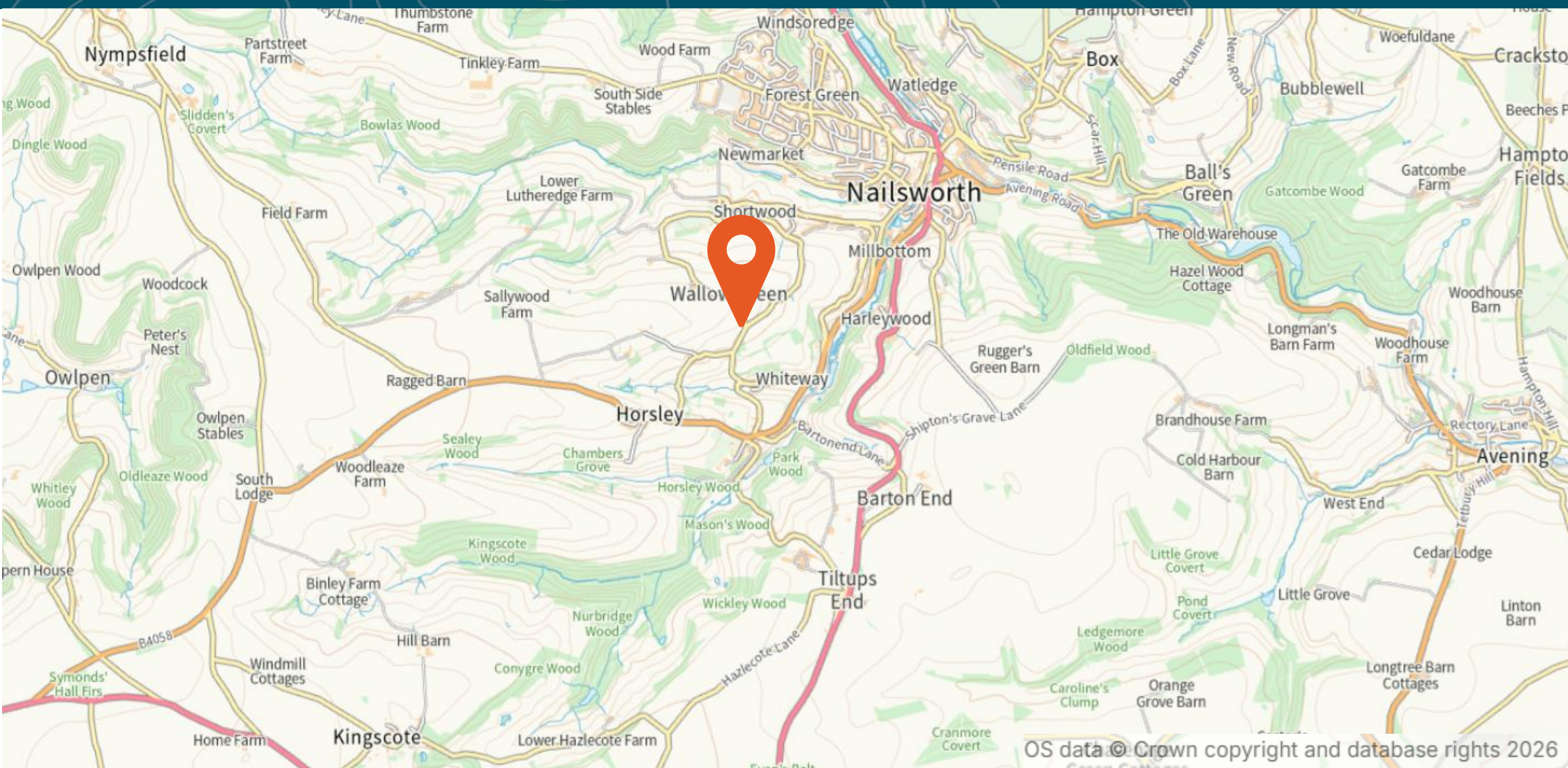
Olympus House, Olympus Park,  
Quedgeley, Gloucester, GL2 4NF

**T:** 01452 880000



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/// what3words [foot.quite.having](https://www.what3words.com/)



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