



THE FERNERY · PITCHCOMBE · STROUD

**MURRAYS**  
SALES & LETTINGS



# THE FERNERY · PITCHCOMBE · STROUD · GL6 6LN

**BEDROOMS: 5**

**BATHROOMS: 4**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £950,000**

- Grade II Listed Cotswold House
- 2 Receptions
- Separate 2 Bed Cottage
- Picturesque Village Location
- No Chain
- 3 Bedrooms
- Family Bathroom and En-suite
- Ground Floor Bedroom with En-suite
- Views
- Parking

**A quintessential Grade II Listed Cotswold house with separate 2 bed cottage with enclosed garden, parking and exceptional views over the Painswick Valley, located in the heart of the picturesque village of Pitchcombe**

## THE FERNERY

The Fernery offers the rare opportunity to modernise a beautiful Cotswold home in a prime location in the heart of the sought after village of Pitchcombe. Together with its neighbouring two bed cottage, the properties could potentially be combined to create one large family house (subject to planning) or the cottage kept as a separate income generator or for multi-generational living.

The front aspect of the house is quintessentially pretty with a garden gate and path leading to the main entrance porch. Further access is available to the rear of the house, opening to an entrance hall with the kitchen leading off. The

compact kitchen offers ample storage and pretty views overlooking both the garden and the lane. The main reception rooms boast a plethora of period features, with original fireplaces, mullion windows, beams and window seats. The dining room with oak floor is dual aspect and a great space for family gatherings or entertaining. The sitting room has a superb inglenook fireplace, ideal for cosy evenings by the fire.

Two bedrooms and a family bathroom are located on the first floor, accessed via two separate staircases, one of which is a beautiful historic stone spiral staircase. Both of the first floor bedrooms benefit from magnificent valley views. The principal bedroom with en-suite bathroom, is located

on the second floor; a spacious room with boarded floor, aged beams and wonderful views over the garden and valley.

Outside, the enclosed landscaped garden has seating areas, a pond, summerhouse and greenhouse and offers the ideal spot for lazy summer days and alfresco entertaining. There is also a vegetable garden and gravel parking for two cars.

comprises a stylish and spacious glass reception hall plus a useful cloakroom. The kitchen offers a spacious room with fitted units, ample storage and room for a table. A stable door leads to the gravel parking area. The whole of the ground floor benefits from underfloor heating. There is a ground floor bedroom with en-suite plus a second bedroom on the first floor with en-suite shower.

## THE COTTAGE

Formerly the village shop, the cottage has been recently renovated and offers a spacious two bed residence, ideal as an income generator, ancillary accommodation or potentially to link to the main house (subject to planning). The ground floor



## LOCATION

Pitchcombe is a quintessential Cotswold village with an exceptional number of fine old properties built in the vernacular Cotswold style. The property offers English country living at its finest, surrounded by glorious Cotswold countryside, rolling hills, handsome period homes and pretty historic English churches.

Pitchcombe has a welcoming community and hosts numerous local events, including an annual fete. Nearby Painswick is within a five minute drive or on foot across a network of footpaths. With several thriving cafes, a boutique hotel and village shop, Painswick is a great weekend walking destination. Painswick Beacon also hosts a popular golf course and the Rococo Gardens are well worth a visit.

Stroud is less than ten minutes drive away and is well-known as an artistic hub with a unique bohemian vibe and was voted the 'best place to live' by the Sunday Times. Stroud has several leading supermarkets, including Waitrose, as well as sporting facilities, independent retailers and an

award winning Saturday Farmers Market. Cheltenham is also within a 20 minute drive and offers excellent shopping, restaurants and theatre, as well as numerous music and arts festivals and racing at its the renowned National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there is also Wycliffe in Stonehouse and Beautesert Park in nearby Minchinhampton. School buses run along the A46 to most of the local schools in both the private and state sector. There is also a popular village primary school in nearby Painswick.

Well placed for commuting, The Fernery is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

## DIRECTIONS

From Stroud follow the A46 in the direction of Cheltenham. On reaching the junction to Gloucester and Cheltenham take the steep left hand turn signposted to Pitchcombe. Continue up the hill, turning right into the village. The Fernery is located on the right hand side soon after the lane starts to descend. Gravel parking is available or you can park on the lane opposite the house.







**MURRAYS**  
SALES & LETTINGS

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**Painswick**

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**TENURE**

Freehold

**EPC**

N/A Grade II Listed

**SERVICES**

All mains services are believed to be connected to the property, gas central heating, mains drainage, council tax band G, Stroud District Council.

For more information or to book a viewing  
please call our Painswick office on 01452  
814655

## The Fernery, Pitchcombe, Stroud, Gloucestershire,

Approximate IPMS2 Floor Area

House	156 sq metres / 1679 sq feet
Cottage	94 sq metres / 1012 sq feet
Total	250 sq metres / 2691 sq feet
(Includes House Limited Use Area	13 sq metres / 140 sq feet)

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07890 327 241

Job No SP3256

This plan is for identification and guidance purposes only.

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

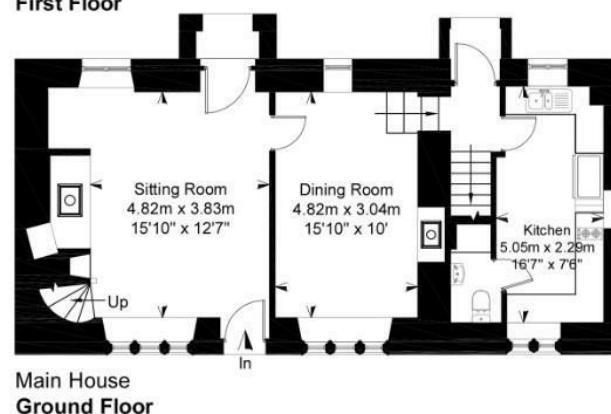
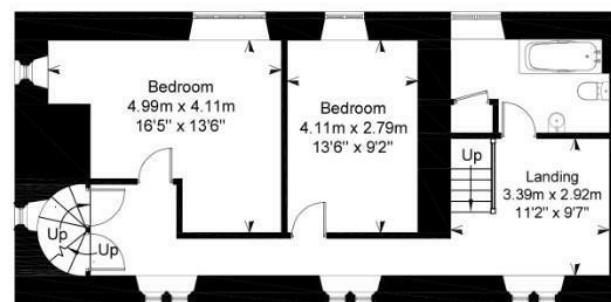
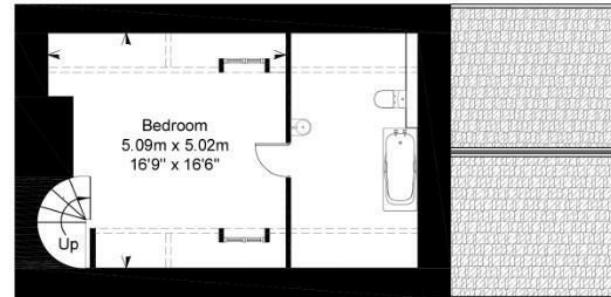
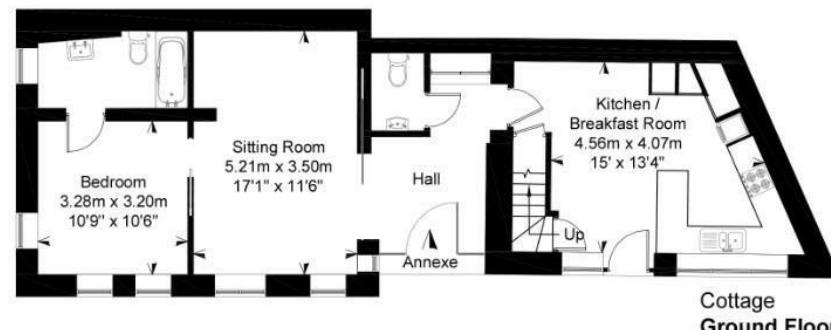
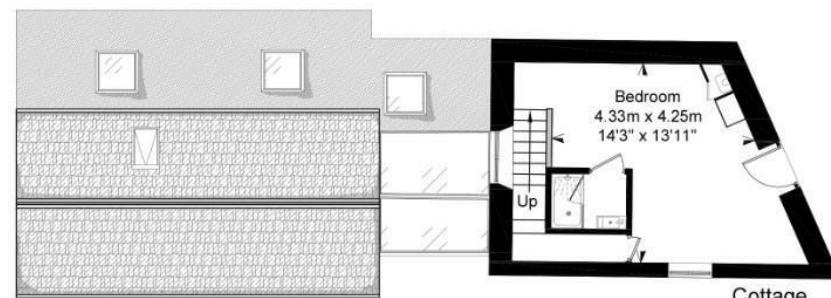
Not to scale unless specified.

IPMS = International Property Measurement Standard



Outbuildings

Not Shown In Actual Location Or Orientation



## SUBJECT TO CONTRACT

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