Innocks House, New Road North Nibley, Dursley, GL11 6DR

Offers in the region of £1,500,000

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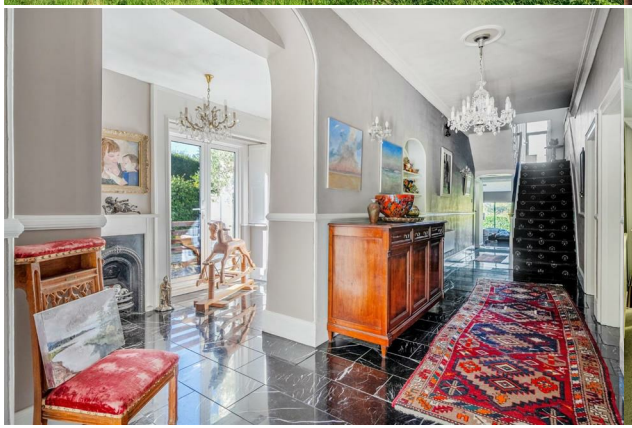
A remarkable Country Home where 18th-century character meets striking contemporary design, set within extensive established grounds with a 1.25 acre paddock, all enjoying breath taking countryside views.

'Innocks House' is an impressive period residence, believed to date from the 1700s, occupying a wonderful elevated position in the sought-after village of North Nibley. Having remained in the same family for approximately 60 years, the property presents a rare opportunity to acquire a substantial and beautifully evolved country home, together with a paddock enjoying breath taking views across the surrounding countryside.

The house has evolved beautifully over the centuries, with the historic character of the original residence flowing seamlessly into a striking two-storey contemporary addition, completed within the last ten years. High ceilings, character fireplaces and period detailing sit alongside generous areas of beautiful glazing, modern finishes and energy-efficient technology, creating an exceptional blend of old and new.

The property is entered through a contemporary entrance lobby leading into an impressive main hallway with stairs rising to the first floor. The ground floor offers two formal reception rooms and further family room, all enjoying doors leading to the garden terrace and enjoying views across the extensive gardens.

A particular feature is the impressive vaulted-ceiling kitchen which features an Aga and centre island with separate break-fast bar island. Extensive glazing gives a wonderful sense of space, while the formal dining room provides an elegant setting for entertaining. The original kitchen has been thoughtfully repurposed as a useful utility area with additional seating.



The fabulous kitchen and newer family room benefit from extensive glazing, creating wonderfully light and airy spaces while framing the surrounding gardens and far-reaching countryside views. The accommodation is further enhanced by substantial cellar space, a ground-floor cloakroom and an original well with pump which still draws, providing a fascinating reminder of the property's long history.

On the first floor, a substantial split-level landing leads to the principal bedroom, which is a particular highlight. Featuring a vaulted ceiling and extensive glazing, the room has two Juliet balconies and enjoys panoramic countryside views. The luxurious en-suite bathroom includes a freestanding bath and separate walk-in shower.

The impressive second bedroom, with en-suite, incorporates a modern glazed studio, which in turn provides access to a balcony overlooking the gardens. There are three further substantial bedrooms and two family bathrooms on this floor.

Stairs rise from the first floor landing to a further attic bedroom, which leads into a substantial loft area with exposed beams, offering considerable additional space.

Modern improvements include an air-source heat pump, solar panels and underfloor heating within the contemporary reception room extension, complementing the property's architectural character with modern energy-efficient technology.

Approached via a private gated driveway, Innocks House occupies a superb elevated setting, combining privacy, extensive established grounds with raised terrace, specimen trees and seating areas with outstanding countryside views and a paddock. The result is a truly exceptional home in which centuries of history sit effortlessly alongside sophisticated contemporary design. The property also has planning permission for a double garage with room above, available to view on-line.

North Nibley is a highly regarded Gloucestershire village, surrounded by beautiful countryside on the edge of the Cotswolds and enjoying a strong sense of community. The village offers a range of local amenities including a popular primary school, village tearoom, public house, church and village hall, together with numerous countryside walks and access to the surrounding hills.

The nearby market town of Dursley provides a wider selection of shops, supermarkets, cafés, leisure facilities and schooling, while the larger centres of Stroud, Gloucester and Bristol are also accessible. Cam & Dursley railway station offers regular services towards Bristol, Gloucester and beyond, making the area well placed for commuters.

North Nibley is particularly well known for its attractive rural setting and elevated countryside, including the nearby Tyndale Monument and extensive walking routes, making it an excellent location for those seeking village life while remaining well connected.

- Impressive Period Residence of approx 4,795 sq ft with Stunning Views
- Same Family Ownership for Approximately 60 Years
- Five Bedrooms, Principle with Countryside Views and En-Suite
- Two Formal Reception Rooms with Further Contemporary Family Room
- Striking Two-Storey Extension with Balcony
- Modern Kitchen with Aga & Extensive Glazing
- Character Fireplaces, High Ceilings & Period Features
- Air-Source Heat Pump, Solar Panels & Underfloor Heating
- Private Driveway & Approximately 1.25 Acre Paddock
- Stunning Far-Reaching Countryside Views

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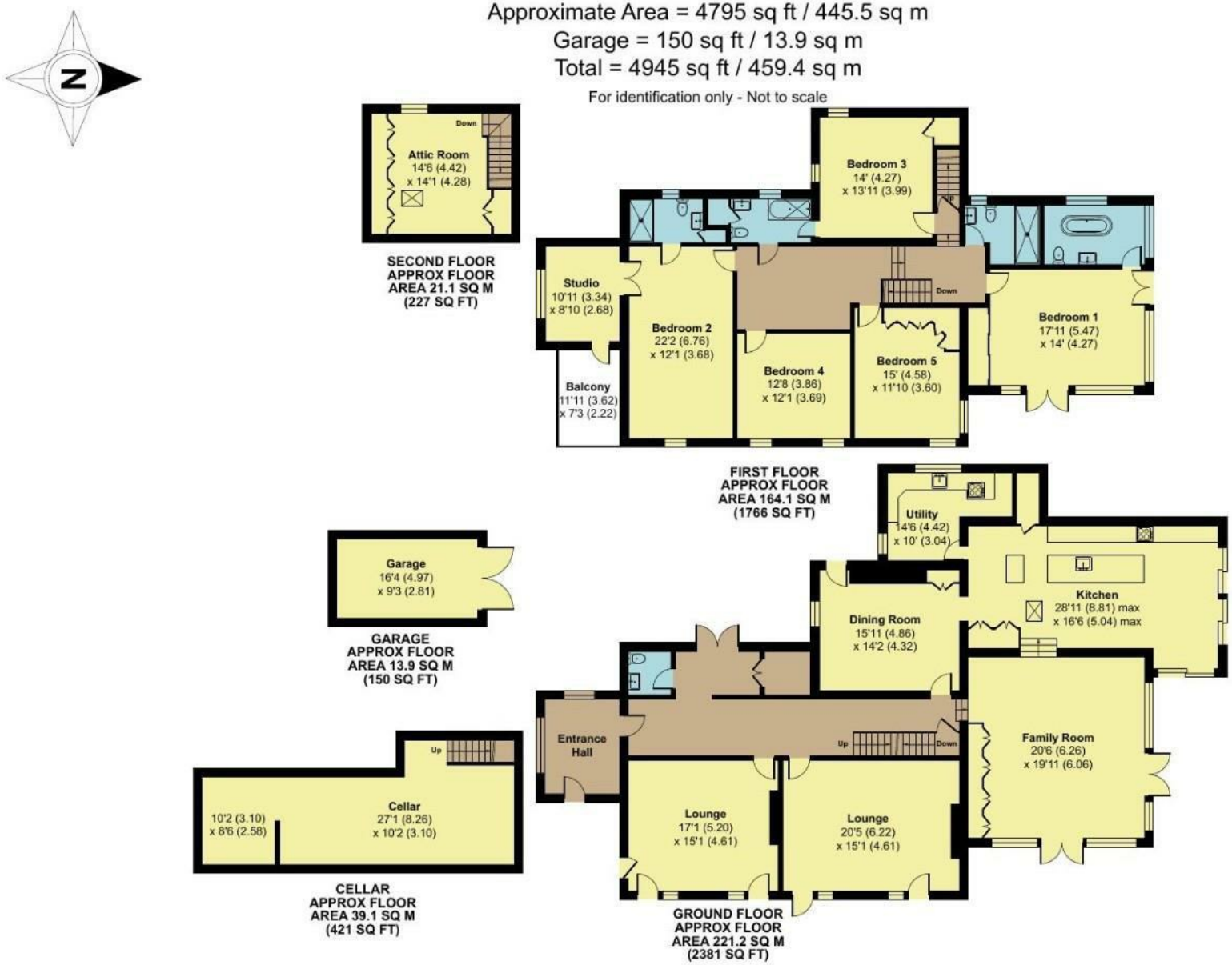
Approximate Area = 4795 sq ft / 445.5 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 4945 sq ft / 459.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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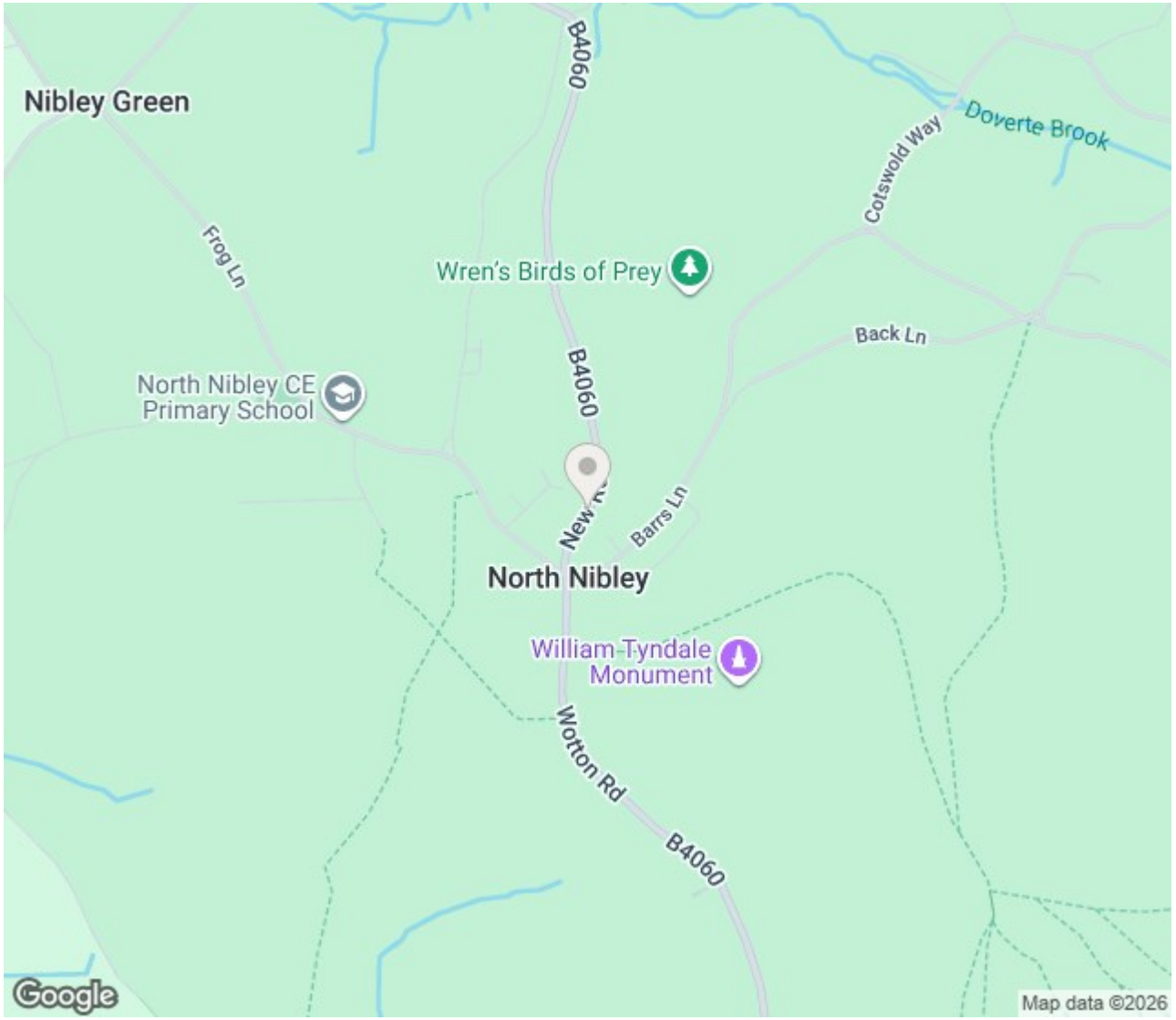
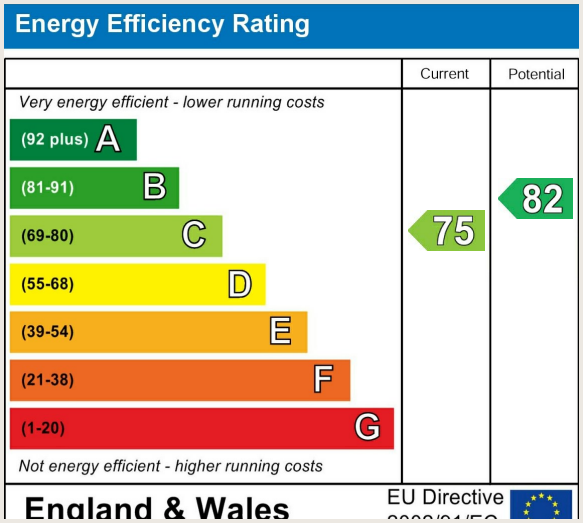


ENERGY PERFORMANCE CERTIFICATE



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