

Besbury House
Besbury Lane, Minchinhampton, Stroud, Gloucestershire, GL6

An unmodernised five bedroom Cotswold stone house with a separate three bedroom traditional stone cottage, set in approximately 19.86 acres of land including pasture, stables and a manège, with planning permission for a contemporary and sustainable replacement dwelling.



Lot 1 - An unmodernised Cotswold stone house with extensive land and planning consent for an exceptional contemporary replacement dwelling.

Lot 2 – Three bedroom Cottage.

Local Authority

Stroud District Council

Council Tax Band

Besbury House (lot 1) – Band H
The Cottage (lot 2) – Band F

Services

Mains water, electricity and gas. Private drainage.

Distances

Minchinhampton 0.7 miles | Nailsworth 3 miles
Stroud Station 4.4 miles (London Paddington from 90 minutes)
Tetbury 7 miles | M5 (Junction 13) 9 miles
Kemble Station 10.5 miles (London Paddington from 70 minutes)
(all distances and times are approximate).

Directions:

What3Words: ///reputable.factor.held

Guide price

Lot 1: Besbury House and land £1,000,000
Lot 2: The Cottage £300,000

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The Property

Besbury House is a substantial Cotswold stone house currently in shell condition. Prior to its current ownership, the house had been owned by the same owner for approximately six decades. The property now presents a rare and exciting opportunity to either complete the existing structure or take advantage of the granted planning consent. The main house is currently without a roof, with first-floor boards removed, and requires complete renovation.

Lot 2 - A separate three bedroom traditional stone cottage, also requiring modernisation, is available by separate negotiation. The cottage is currently rented out.

Floorplans as the properties stand

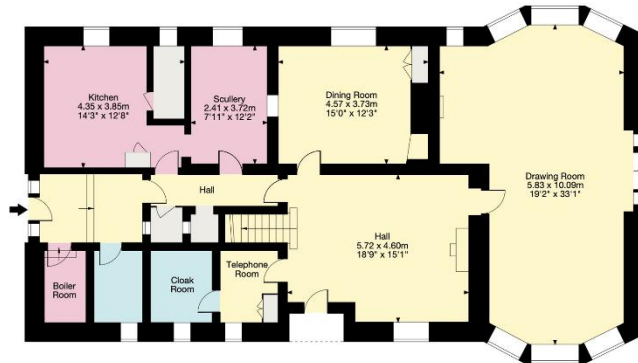
Besbury Lane Minchinhampton, Stroud

Gross Internal Area (Approx.)
Main House = 296 sq m / 3,188 sq ft
The Cot = 111 sq m / 1,194 sq ft
Total Area = 407 sq m / 4,382 sq ft



First Floor

Besbury House (lot 1)



The cottage (lot 2)



Ground Floor

First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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Besbury House – Lot 1



The cottage – Lot 2



Planning Permission for Besbury House

The property benefits from planning permission for a replacement dwelling of contemporary and sustainable design, extending to over 5,000 sq ft. The planning permission has been triggered, offering a ready-to-proceed development opportunity in a highly regarded Cotswold setting.

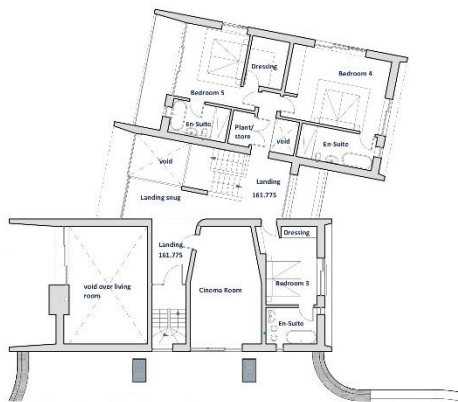
Proposed Accommodation for Besbury House

Entrance hall | Kitchen | Pantry with larder/store | Living room | Dining room | WC | Utility room | Plant room | Ground floor bedroom with en suite bathroom and dressing area

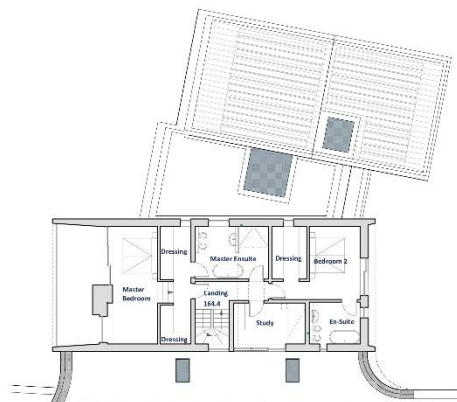
Principal bedroom with dressing room and en suite bathroom | Study | Cinema room Two additional bedrooms with dressing rooms and en suite bathrooms | Two further bedrooms with en suite bathrooms

Substantial two bedroom garage

Proposed Floorplan for Besbury House



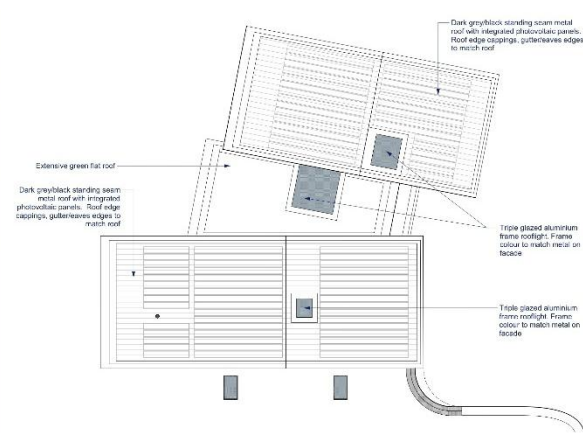
P02 Besbury Main House First Floor Plan as Approved
170 Scale 1:100@A1



P03 Besbury Main House Second Floor Plan as Approved
170 Scale 1:100@A1



P01 Besbury Main House Ground Floor Plan as Approved
170 Scale 1:100@A1



P04 Besbury Main House Roof Floor Plan as Approved
170 Scale 1:100@A1





Gardens and Grounds

The property extends to approximately 19.86 acres and includes two separate driveways, pastureland, mature trees and areas of scrub. There are foundations in place for an all-weather riding arena, along with a number of dilapidated outbuildings. A public footpath runs through the south-west corner of the land, well away from the house.

See site plan overleaf.

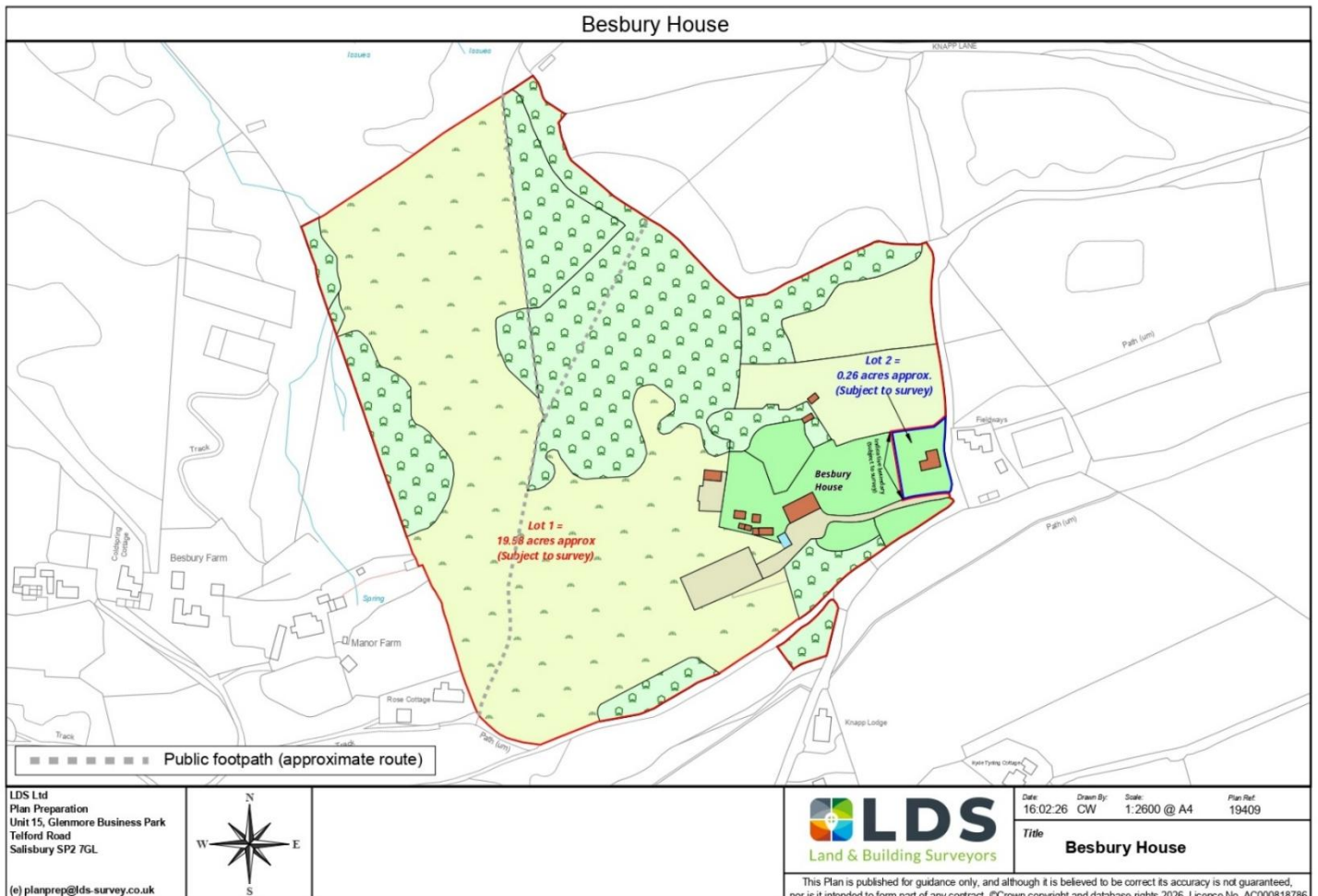


Situation

Besbury House is on the edge of Besbury Common, overlooking the Golden Valley in the heart of the Stroud Valleys. The property lies on the edge of the popular Cotswold market town of Minchinhampton. It is within easy reach of Stroud, which offers excellent transport connections to both the motorway network and mainline rail services.

Minchinhampton is a delightful market town, much of which dates back to the 17th century, and is particularly well known for its Common with panoramic views across the surrounding countryside and freely roaming horses and cattle. The town benefits from a weekly food and crafts market and an excellent range of local amenities, including independent shops, a specialist butcher, an award-winning cheese and dairy shop, a chemist, a post office, and the recently refurbished Crown Inn.

Nearby Nailsworth, Tetbury and Stroud all offer thriving local communities with independent shops, cafés and delicatessens. The area is particularly well regarded for its educational offering, with Beaudesert Park School nearby and Westonbirt, Cheltenham College, Cheltenham Ladies' College, King's School Gloucester and Marlborough College all within easy reach.



Viewings

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



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