Yew Tree Farm

THRUPP



MURRAYS

SALES & LETTINGS



Yew Tree Farm · Thrupp Lane · Thrupp · Stroud · GL5 2EF

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 3

GUIDE PRICE £1,500,000

- Historic Farmhouse
- 5 Bedrooms
- Outbuildings suitable for conversion (STPC)
- Lovely Setting
- 7.8 Acres of Landscaped Garden, Meadow, Orchard and Woodland
- Grade II Listed
- Period Features
- Contemporary Kitchen Extension
- Within easy reach of Stroud
- Further Land, Stables and Menage available by Separate Negotiation (Circa 7 acres)

A handsome 5 bedroom country house with extensive outbuildings, and beautifully landscaped garden and grounds including pastureland, wildflower meadow, orchard and woodland, extending to just under 8 acres.

DESCRIPTION

Yew Tree Farm offers a substantial and handsome Grade II Listed country house. Dating back to the 1600s, the former farmhouse exudes historic charm with a host of period features including original fireplaces and beams. Enveloped by acres of garden and grounds, it's rare to find such an extensive property within such easy reach of Stroud town centre. The property has undergone subtle upgrades including ceiling insulation and double glazing to maximise energy efficiency.

A lavender lined path leads to an impressive main entrance, setting the tone to the remainder of this beautifully proportioned home. Three reception rooms provide ample living and entertaining space. A magnificent inglenook fireplace with wood burner creates a warming focal point in the main sitting room, along with stunning aged beams. An Aga positioned in the dining room is ideal for overflow cooking or the perfect 'cosy up.' A spacious home office could easily be adapted to form part of a self-contained annexe with its own access, cloakroom with shower and staircase to bedrooms above.

The kitchen forms part of a later Victorian addition to the house with a more recent oak and zinc extension adding a lovely contemporary dimension. The kitchen is clearly the heart of the home and this light-filled and spacious room is ideal for hosting informal suppers with family and friends. Double doors open from the kitchen dining area to a sheltered patio area, the perfect spot for a morning coffee or alfresco dining. Stylish fitted units provide ample discreet storage with practical wooden worktops for food preparation. A useful utility/boot room, completes the ground floor.

Five bedrooms and two family bathrooms are located across the upper floors, accessed via two staircases. All of the bedrooms have been thoughtfully laid out to provide both comfort and plentiful storage and all of the rooms benefit from period features, along with pretty views over the garden and grounds. The principal bedroom is a wonderfully spacious dual aspect room with deep stone window sills and aged beams.

The garden is set to the front and rear of the house with well-stocked borders and mature trees. There is ample parking on the brick paved yard alongside the barn.

GROUNDS

The outbuildings and grounds are a real feature of the property. A large barn creates plentiful storage together with 3 adjoining small stables, a workshop, car port and store room. Planning has been favorably discussed (though not submitted) with Stroud District Council to convert the barn into a 3 bed separate dwelling.

The land comprises just under 8 acres with an additional 7 acres currently rented to Redhorse Foundation, alongside a separate stable block with 6 stables, a tack room and menage. This could be available by separate negotiation.

The remainder of the land is divided into paddocks including a wild flower meadow, an orchard planted with 100 fruit trees, along with an area of woodland at the top of the paddocks. Several ponds are fed by natural spring water with an overflow waterfall from the upper to the lower pond. An extensive kitchen garden offers the opportunity to live the self-sufficient 'good life.'









LOCATION

Yew Tree Farm's location is one of its main assets. Backing onto its own land and with far reaching views across the valley to Minchinhampton Common, the home offers the best of all worlds. A rural haven of tranquility, yet still within a five minute drive from Stroud.

The village of Thrupp has a welcoming and inclusive community with Yew Tree Farm very much at the heart of this inclusive spirit, currently hosting annual fruit picking and juicing as part of a community orchard group, carol singing in the yard and welcoming local infants to visit the woodland as part of the Forest School. Agents note, there is no requirement for a new owner to continue on this basis.

The market town of Stroud offers a host of local amenities, with several leading supermarkets, including Waitrose, as well as an award winning Saturday Farmers Market. Cheltenham and Cirencester are both within easy reach, offering extensive shopping, theatre and sporting venues, including Cheltenham's National Hunt racecourse.

One of the key draws to the area is the excellent choice of schools. Thrupp itself has a popular village primary school and there are sought after grammar schools in nearby Stroud, as well as in Gloucester and Cheltenham. There is also a good selection of schools in the private sector with Beaudesert Park a five minute drive away on Minchinhampton Common and Wycliffe in Stonehouse, as well as several popular schools in Cheltenham.

Transport links are excellent with trains into London Paddington (circa 90 minutes) from Stroud mainline station. Both the M5 and M4 motorways are also easily accessble.





DIRECTIONS

Leave Stroud on the A419 in the direction of Cirencester. After approximately one mile, turn left into Brewery Lane (opposite Stroud Brewery) and follow the lane to the T junction at the top, where Yew Tree Farm will be seen directly in front of you. There is ample parking in the brick paved yard.









MURRAYS
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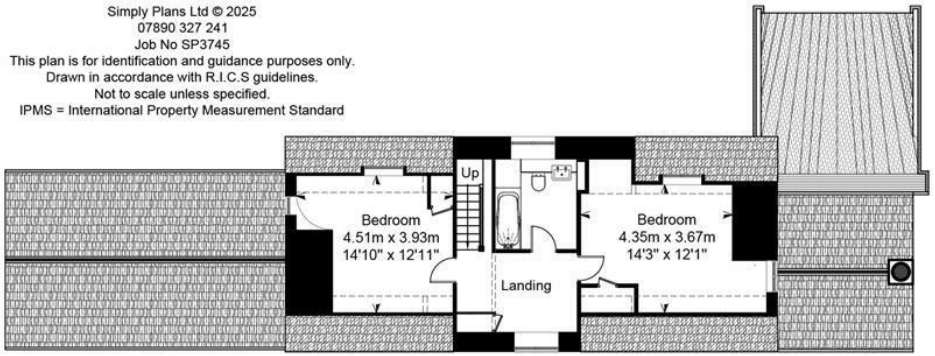
TENURE
Freehold

EPC
E

SERVICES
Mains electricity, water, gas and drainage are believed to be connected, Gas CH. Stroud District Council Tax Band G, £4,659.39 2025/26. Ofcom checker: Broadband, Standard 19Mbps, Ultrafast 1000Mbps; Mobile, O2 and Vodafone likely.

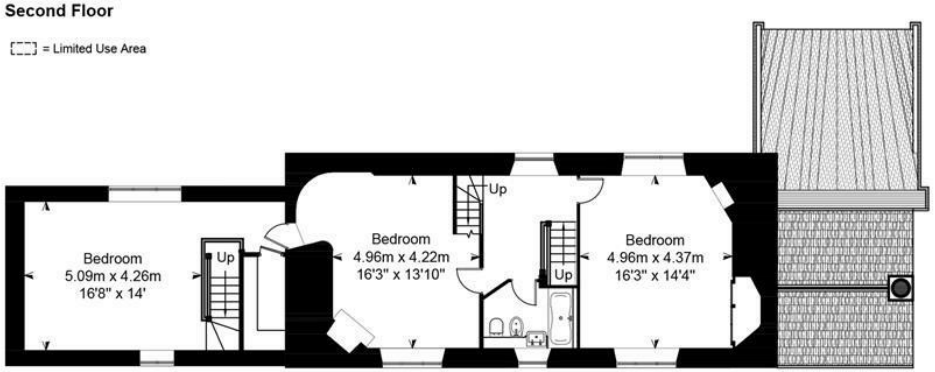
For more information or to book a viewing please call our Stroud office on 01453 755552

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IPMS = International Property Measurement Standard

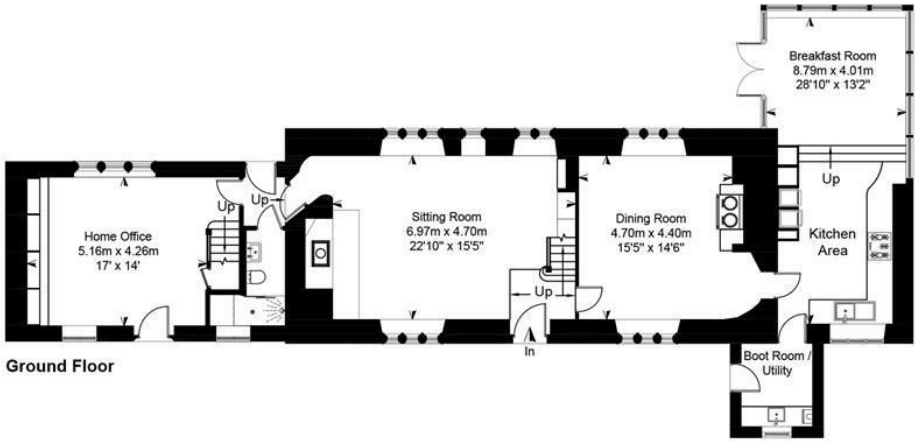


Second Floor

= Limited Use Area



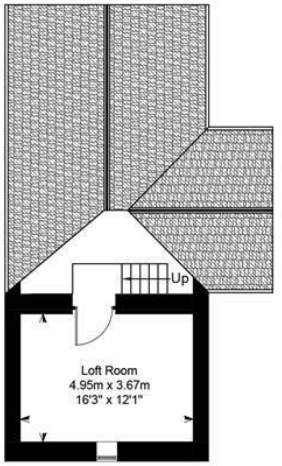
First Floor



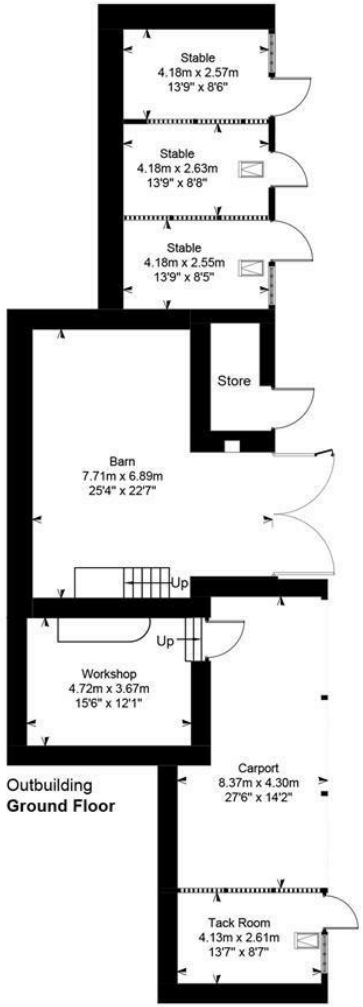
Ground Floor

Yew Tree Farm, 167 Thrupp Lane, Thrupp, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	275 sq metres / 2960 sq feet
Outbuilding	172 sq metres / 1851 sq feet
Total	447 sq metres / 4811 sq feet
(Includes Limited Use Area	8 sq metres / 86 sq feet)



Outbuilding
First Floor



Outbuilding
Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation

SUBJECT TO CONTRACT

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