



## BAKERS MILL

Frampton Mansell, Stroud, Gloucestershire



A MAGICAL COTSWOLD MILL HOUSE PAIRED WITH A GEORGIAN MILL, ITS OWN PRIVATE LAKE, PADDOCKS, WOODLANDS AND A SECTION OF THE THAMES AND SEVERN CANAL APPROXIMATING 11.78 ACRES.



3-5      2-4      3-5

Tenure: Freehold

Services: Mains electricity and water. Oil fired heating. Compliant private septic tank.

Local authority: Cotswold District Council

Council Tax Band: Bakers Mill - G, The Studio - A, Twissells Mill - A

EPC: Bakers Mill - E, The Studio - E, Twissells Mill - F

Directions: What3Words: ///occupiers.suffix.honey

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

**Guide Price: £1,850,000**

# SITUATION

Frampton Mansell is a beautiful village set above the Golden Valley, in the Cotswold Area of Outstanding Natural Beauty. It has a parish church, a popular traditional pub, The Crown Inn, and a village hall. The Jolly Nice farm shop is nearby and the renowned gastropub, The Bell, is about a 2.5 mile drive to Sapperton. The Bear Inn and Stirrup Cup at Bisley are 2.2 miles away. Cirencester, known as ‘The Capital of the Cotswolds’, provides an excellent range of independent shops, boutiques and restaurants, as well as regular markets and supermarkets, including Waitrose.

Stroud is renowned for its farmers’ market, has Waitrose, and a range of dining places. The attractive town of Tetbury is a short drive away, and Cheltenham is host to literary, jazz, film and food festivals.

Along with footpaths, bridleways and fishing on the doorstep, sporting opportunities include the nearby golf course on Minchinhampton Common, gliding at Aston Down, sailing and waterskiing at the Cotswold Water Park, polo at Cirencester Park and horse racing at Cheltenham. Calcott Manor Spa is not far away.

Communications are excellent with easy access to international airports in the South West, the Midlands and London, via the M4 and M5 motorways, with well-connected direct train services. There is good Fibre broadband.

The area has various private and sought-after grammar schools, including Stroud High, Marling, Cirencester College, Beadesert Park School, Wycliffe, Westonbirt School, Dean Close, Cheltenham Ladies College, and Cheltenham College. School buses run to some of the local schools. There is easy access to the M4 and M5 motorways. Kemble and Stroud train stations offer trains to London Paddington.

## **Distances:**

Kemble Station 8 miles (London Paddington from approximately 69 minutes)  
Stroud 5 miles | Cirencester 8 miles | Tetbury 9 miles | Cheltenham 15 miles |  
M4 (Jct 15) 25 miles. (All distances and times are approximate).



# THE PROPERTY

Bakers Mill, linked with Twissels Mill, is one of the most unique Grade II listed historic homes in the 'Golden Valley'. Situated below the charming villages of Frampton Mansell and Oakridge, this remarkable property has been in the same family for over sixty years. It is in the Cotswolds Area of Outstanding Natural Beauty and within easy reach of Cirencester, Tetbury, Minchinhampton, Bisley and Stroud.

Following the closure of the Thames & Severn Canal in about 1927, the once working mills have been sympathetically converted. Today, the property offers a rare blend of character, interest and charm, having lovely views over the lake and enjoying the musical sound of the River Frome flowing by.

The house itself is wonderfully atmospheric, retaining a wealth of period features including exposed beams and wooden flooring. There is an enormous fireplace with a wood-burning stove in the drawing room that, along with the dining room and kitchen, leads onto a south-facing York-stone terrace set just above the River Frome. The bedrooms enjoy glorious views across the gardens, lake and down the valley cloaked in trees.

Next to the main house stands Twissels Mill, a Georgian silk mill, converted into both a self-contained Studio Flat and a large, one-bedroom, double-storied flat with a vaulted open-plan living space complete with a wood-burning stove and a fitted kitchen with a mezzanine above. These flats offer excellent flexibility for guest accommodation, a home office, gym, art studio or provide rental income.

Twissels Mill is linked to the main house by a covered yard with a stable, workshop and stores, established in 1965. As you wander outside, you will find a lovely Cotswold stone summer house, and the original stone rooved privy next to the river. Across the lane is a yard with ample parking, a large wood store and three garages.





## GARDENS & GROUNDS

Bakers Mill sits within beautifully landscaped, private grounds and rural land totaling approximately 11.78 acres. It is defined by its idyllic position in the ‘Golden Valley’, named by Queen Victoria in 1909 as it is so sheltered the trees keep their autumn leaves.

The sun rises over the lake, creating an ever-changing and deeply tranquil atmosphere. While inviting you to swim or row from the jetty, this private stretch of water could be restocked for double-bank fishing. Rich in wildlife, with resident mallard and kingfishers, it offers a wonderful sense of immersion in the landscape. There is even the potential to explore the use of the lake as an energy source, with historic infrastructure in place. The owners have kept tame otters here, and the property has been used as a film location for drama serials such as *The House of Eliott* and *The Durrells*.

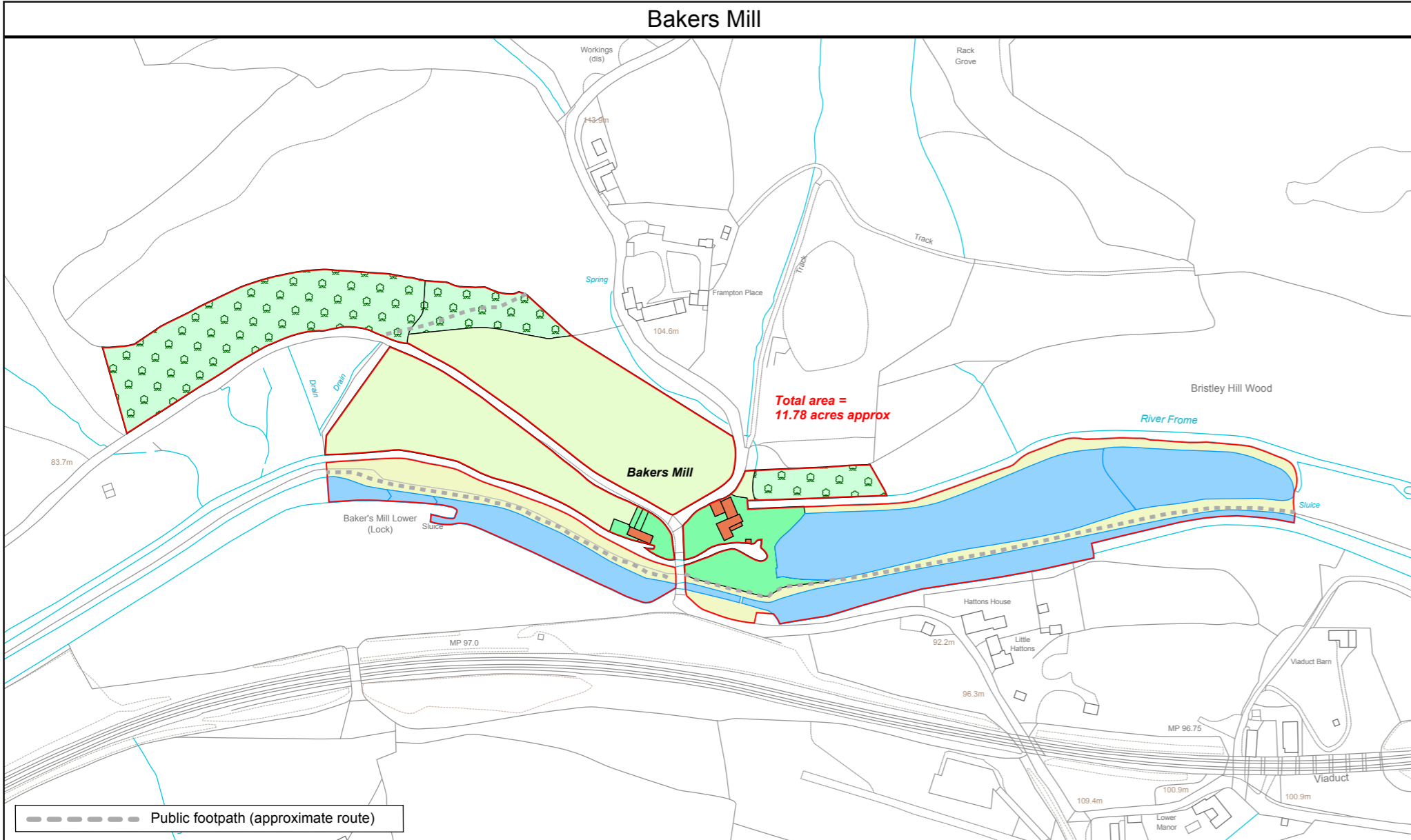
Sweeping gardens on three sides of the house include a waterfall. The upper lawn leads to a gate opening on to the old canal towpath, which offers delightful walks east towards the Daneway Inn below Sapperton or west towards Chalford and the Lavender Bakehouse.

To the west of the property lie two generous paddocks currently grazed by sheep on either side of a quiet lane. The land follows the natural line of the valley, with the River Frome running alongside the meadow and glorious beech woods that clothe the hillside enhancing a sense of rural charm.

Altogether, Bakers Mill offers a rare combination of history, natural beauty and versatility, creating a truly exceptional country retreat in one of the Cotswolds’ most enchanting valleys. It’s a fabulous setting for lakeside parties, fishing and wild swimming.







Land Development Services Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 03:06:26 Drawn By: BR Scale: 1:2800 @ A4 Plan Ref: 21337
			Title <b>Bakers Mill</b>
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Gross Internal Area (Approx.)  
 Baker's Mill = 233 sq m / 2,507 sq ft  
 Twissells Mill = 102 sq m / 1,097 sq ft  
 The Studio = 25 sq m / 269 sq ft  
 Garage Block = 55 sq m / 592 sq ft  
 Total Area = 415 sq m / 4,465 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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