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Nibley Hall, North Nibley, Gloucestershire GL11 6DL

An exceptional Grade II* listed manor house of elegant proportions with a collection of outbuildings all set within 3 acres (approx.) of beautiful grounds with breathtaking views. Offering extensive and versatile space with a diverse array of opportunities. On the market only for the second time since 1930.

With a background steeped in history dating back to the 1600's, Nibley Hall reflects the architectural ideal of the Georgian period emphasising pleasing symmetry and proportion. There are a wealth of elegant period features showcased throughout the property including a rare example of a stucco rococo ceiling, tall sash windows with original shutters, original ceiling roses, elm floorboards, Georgian panelling and ornate fireplaces.

The main house with its Georgian façade conceals an earlier Jacobean manor house and is entered through a grand double front door with a fanlight window above featuring the original glass panes. The doors open into an elegant central main entrance hall with the drawing room and dining room to either side. The magnificent drawing room with its tall windows and dual aspect is bathed in natural light and enjoys views over the gardens. The room boasts a rare example of a stucco rococo ceiling and the Bath stone surround working fireplace makes a grand focal point to the room. The formal dining room also showcases original cornicing makes the perfect place to entertain with sweeping views across the lawns towards the iconic local landmark of the Tyndale monument in the distance.

An outstanding original elm turned staircase in the stair hall graces the triple height ceiling with an arched window flooding the hall with natural light. This space serves as a central axis to all the rooms on the ground floor including the kitchen, study and library. Ascending the staircase to the first floor, the central landing runs the length of the house and has doors leading to six bedrooms and the principal shower room. All of the bedrooms are spacious with one of the rooms benefitting from an ensuite bathroom and two with ensuite shower rooms. The principal bedroom enjoys a walk-in dressing room.

The attic space, originally used as servants' quarters, has extensive further living space now in need of updating. At the rear of the house there is ancillary accommodation with a kitchen, living space and additional bedrooms offering scope for many uses including multi-generational living.

Approached onto a sweeping gravel driveway, the grounds reach to approx. 3 acres. The established gardens wrap around three sides of the house and comprise extensive lawns, mature trees and ornate shrubs. The main driveway splits and continues to the rear of the house to the outbuildings where there are four Victorian stables, a tack room and a generous amount of covered storage. In addition, there is a further outbuilding incorporating a room converted into a gym, kitchen, bathroom and boot room.



Enjoying an outstanding village location, North Nibley has a well-supported Church, a highly regarded primary school, The Black Horse pub, which also serves Indian cuisine and a popular coffee shop. There is even a cricket pitch and pavilion, once voted the prettiest cricket pitch in the Country, and this is all within walking distance of the property. The village has a strong sense of community, and the village hall hosts various activities from pilates to wine tasting events.

The nearby charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafés, restaurants, and two supermarkets. The town also benefits from two primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the renowned Cotswold Way weaving its way through the town. Wotton-under-Edge is conveniently located near the M5 motorway (Junction 14) and the A38, providing easy access throughout the Southwest.

The property is connected to mains gas, electricity, water and drainage. Council Tax Band H (Stroud District Council). The property is freehold.

EPC – Exempt (Grade II* Listed)



Guide Price £2,200,000





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Approximate Gross Internal Area = 1163.6 sq m / 12525 sq ft

(Excluding Outside Space)

Cellar = 107.3 sq m / 1155 sq ft

Mezzanine = 18.1 sq m / 195 sq ft

Outbuildings = 337.4 sq m / 3632 sq ft

Total = 1626.4 sq m / 17507 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourfabs.co © (ID1197497)