

STONEMASONS · BURLEIGH LANE
BURLEIGH · STROUD



MURRAY'S
SALES & LETTINGS



STONEMASONS · BURLEIGH LANE · BURLEIGH · STROUD · GL5 2PJ

BEDROOMS: 5

BATHROOMS: 4

RECEPTION ROOMS: 3

GUIDE PRICE £1,500,000

- Substantial Family Home
- Ancillary Accommodation
- Stylishly Restored and Extended
- Bordering National Trust Common Land
- Period Features
- Sensational Views
- Steeped in Historic Interest
- Landscaped Garden of Circa 0.5 Acres
- Driveway Parking and Garaging
- Beautifully Presented

Steeped in history, Stonemasons sits in an elevated location with magnificent far-reaching views and a wealth of period charm. The home has been significantly extended over the generations to create a truly impressive and substantial family home, together with ancillary accommodation.

Description

Steeped in historic interest, Stonemasons offers a substantial property in a spectacular elevated location.

The original part of the house dates back to the early 1800s with a significant extension added in the 1850s plus the more recent addition of a light-filled kitchen with bedroom above, by the current owner.

Operating as the Mason's Arms pub in the late 19th Century, beer was brewed using the spring water sourced from the adjacent 130ft quarry tunnel running to the rear of the house.

The Stonemasons of today is the result of an extensive refurbishment undertaken by the current owner, where meticulous attention to detail and thoughtful design have created a home of considerable character. A range of carefully considered architectural details have been introduced including beautiful stone window sills and aged beams sitting harmoniously alongside original fireplaces and a striking arched ceiling within the lower ground floor utility.

The property opens to a good-sized reception hall leading to a spacious boot room, ideal for storing country paraphernalia after a walk in the surrounding countryside.

A utility, study and shower room are also located at this level, ideally configured for self-contained guest or ancillary accommodation.

The kitchen sits at the heart of the home, a striking contemporary addition designed to make the most of the property's exceptional setting. Bathed in natural light from expansive glazing, the room enjoys wonderful views across the valley and over the garden, while direct access to the rear courtyard patio is ideal for alfresco dining. Fitted units provide ample discreet storage.

A cloakroom is conveniently positioned adjacent to the kitchen.

Leading off the kitchen is a beautifully appointed library where bespoke cabinetry and panelling provide an impressive combination of book storage and display space. A large picture window frames the far-reaching views, ensuring the room feels

both intimate and connected to its remarkable surroundings.

Beyond, a rear hallway leads through to the principal sitting room, undoubtedly one of the most impressive spaces within the house. Enjoying spectacular views across the valley, the room is distinguished by a dramatic double-height section centred around a magnificent stone fireplace of considerable scale and character, believed to have been sourced from Gloucester Cathedral.

The upper floors provide four double bedrooms, all well-proportioned and thoughtfully arranged. The principal bedroom benefits from a walk-in dressing room and a spacious en-suite bathroom, while two shower rooms positioned on the first and second floors, serve the remaining bedrooms.

The Potting Shed

The Potting Shed represents a valuable addition to the property, providing well-appointed ancillary accommodation with a fitted kitchen, home office, gym and WC. Offering great flexibility, it is ideally suited to independent guest accommodation,

multi-generational living or holiday lets, subject to any necessary consents.

Garden and Grounds

The grounds extend to circa half an acre. Beautifully landscaped, the garden comprises mature, well-stocked borders and gently sloping lawns, together with a pretty orchard and terraced vegetable plot and a courtyard patio hidden away to the rear of the house.

Of particular note is a remarkable original quarry tunnel to the rear of the property extending approximately 130ft and now thoughtfully illuminated. A natural spring runs into the tunnel creating a highly distinctive feature and believed to have been used by the quarry workers to make their tea!

A gate opens directly onto Minchinhampton Common from the top of the garden, providing instant access to hundreds of acres of National Trust common land.

There is ample driveway parking along with a large double garage.



Location

Burleigh is a pretty hamlet in the parish of Minchinhampton. Perched at the top of the Stroud Valley and adjacent to Minchinhampton Common, the area benefits from spectacular far-reaching views.

Stonemasons is nestled along the quiet and peaceful Burleigh Lane, a pretty area lined with period properties and overlooking open fields with handsome copper beech and oak trees.

The hamlet is within easy reach of the market towns of Minchinhampton, Nailsworth and Stroud, all with excellent amenities and independent retailers.

Stroud is less than a ten minute drive and benefits from several leading supermarkets along with an award-winning Saturday Farmers Market, multiplex cinema and sporting facilities.

Stonemasons is within walking distance of several popular pubs including The Lodge

on Minchinhampton Common and The Bear at Rodborough.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Beaudesert Park School is within walking distance across the common and Wycliffe and Westonbirt are also nearby, along with several leading private schools in Cheltenham.

Stroud, Gloucester and Cheltenham also offer highly sought-after grammar schools.

The area is well placed for transport links with trains into London Paddington from nearby Stroud Station, circa 90 minutes and the M5 motorway circa 15 minutes drive.



Directions

From our Minchinhampton office head up the High Street until you reach the main Cirencester Road. Turn left and after circa half a mile, turn right at Tom Longs Post crossroads into Brimscombe Hill. Follow the road for circa 400 yards where you will see the turning to Burleigh Lane on your right hand side. Stonemasons is approximately five houses along on the right hand side.





MURRAYS

SALES & LETTINGS

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD



TENURE

Freehold

EPC

D

SERVICES

All mains services are connected to the property; air source heat pump and some underfloor heating. Stroud District Council Tax Band F, £3,551.08. Ofcom Checker: Broadband - Standard 9 Mbps, Ultrafast 1000 Mbps. Mobile - all likely outside

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

Stonemasons, Burleigh, Stroud, Gloucestershire

Approximate IPMS2 Floor Area
 House 218 sq metres / 2346 sq feet
 Garage 52 sq metres / 560 sq feet
 The Potting Shed 25 sq metres / 269 sq feet

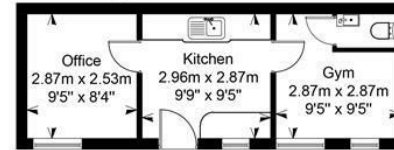
Total 295 sq metres / 3175 sq feet

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 07890 327 241
 Job No SP3996

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

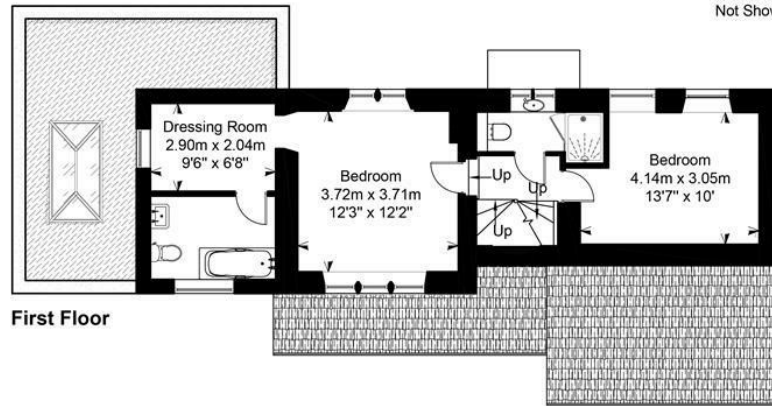
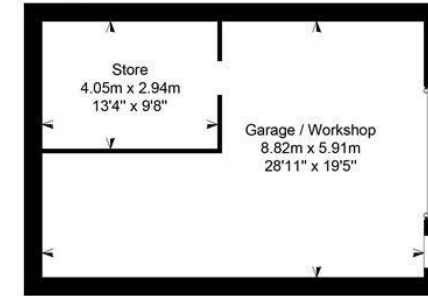


The Potting Shed

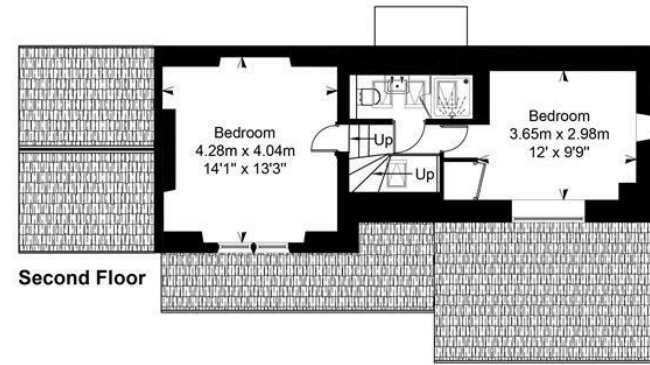


Outbuildings
 Not Shown In Actual Location Or Orientation

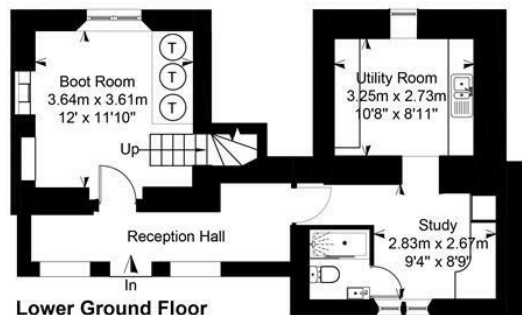
Garage



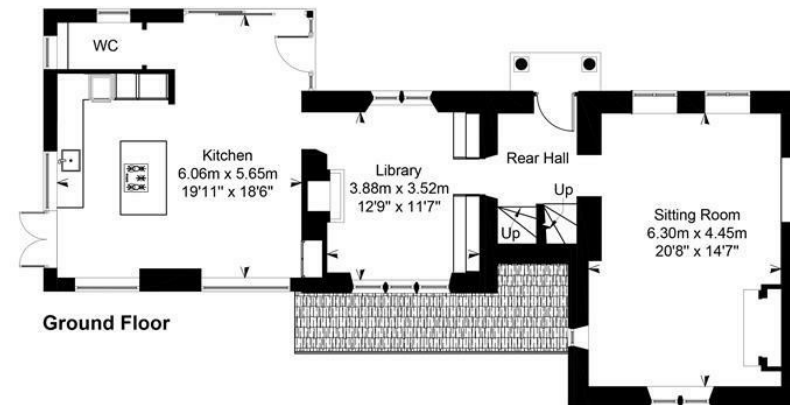
First Floor



Second Floor



Lower Ground Floor



Ground Floor

SUBJECT TO CONTRACT

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