



OLD MANOR FARM HOUSE

— *Stanton, Gloucestershire* —

WELCOME TO OLD MANOR FARM HOUSE

Dating back to around 1615, Old Manor Farm House is a remarkable Grade II* listed former farmhouse in the heart of Stanton, one of the North Cotswolds' most admired villages.

Offering approximately 4,478 sq ft within the main house, together with useful outbuildings and around three quarters of an acre of established gardens, this is a home of exceptional character, history and warmth. Generous-sized reception rooms, six bedrooms, a second-floor study and beautifully mature surroundings come together to create a home that feels significant, yet wonderfully welcoming.



A HOUSE WITH A STORY



Old Manor Farm House is rich in architectural detail and centuries of history. Its honey-coloured stone façade is defined by fine dressed chimneys, stone mullioned windows, leaded lights and an original Stott lantern above the front door.

Inside, the period character continues through flagstone and oak floors, exposed timbers, oak panelling and impressive stone fireplaces. A magnificent Tudor arched fireplace bears the date stone “1622 AB”, whilst a substantial inglenook fireplace creates another striking focal point.

The oak panelling within the sitting room and drawing room is said to have originated from a local abbey and can also be found within several of Stanton’s historic houses. Every room has its own character, creating a home that feels layered, distinctive and full of atmosphere.





FIRST IMPRESSIONS

The approach immediately sets the tone. A private driveway leads to the house, with its warm Cotswold stone exterior sitting beautifully within mature gardens.

Step inside and the sense of history is unmistakable. Flagstone floors, exposed beams and stone fireplaces create an immediate connection to the building's past, whilst the generous proportions and natural flow between rooms make the house feel comfortable and easy to live in.

This is a home that has evolved carefully over time, retaining the details that make it special and at the same time offering the space and practicality needed for modern-day living.



THE HEART OF THE HOME

At the heart of the house is the generously-proportioned kitchen and breakfast room, designed for relaxed family living. Handmade by a local cabinetmaker in 2022, the kitchen features freestanding oak cabinetry, oak worktops and hand-forged ironmongery.

A traditional three-oven gas AGA sits at the centre of the room, creating a warm and characterful ambience to the space in which to cook, gather and eat together.

The kitchen is supported by a separate utility room, boiler room and downstairs cloakroom, ensuring that the practical side of everyday life is well catered for.



LIVING BEAUTIFULLY



The reception rooms are one of the great strengths of Old Manor Farm House. Each has its own atmosphere, allowing this home to work equally well for everyday family life and formal entertaining.

The drawing room is elegant and full of character, with historic panelling and a beautiful fireplace creating a memorable setting. The sitting room provides a warm and comfortable space to relax, whilst the morning room offers a more intimate retreat.

A well-proportioned dining room sits alongside the kitchen and is perfectly suited to family dinners, celebrations and entertaining. Two wood-burners and two open fires bring warmth and atmosphere throughout the colder months.

A Home for Gatherings

Old Manor Farm House is a home designed to bring people together. The scale and variety of the reception rooms allow family and guests to gather comfortably, whilst still offering quieter spaces in which to retreat.

The dining room, drawing room and sitting room each provide a wonderful backdrop for celebrations, Christmases and weekends with friends. The morning room offers further flexibility, whether used as an informal sitting room, reading space or somewhere to enjoy the gardens.

It is generous without feeling overwhelming and historic without feeling overly formal.



BEDROOMS & PRIVATE SPACES

The bedrooms are arranged across the first and second floors, with six bedrooms in total. Five bedrooms are positioned on the first floor, together with two bathrooms and a separate shower room. The rooms are generous in size, characterful and versatile, with stone mullioned windows and views across the gardens adding to their sense of charm.



There is written conservation acceptance allowing Bedroom One to be converted into an en suite and dressing room, with plumbing already brought to the room should a future owner wish to complete the work.

On the second floor, bedroom six sits next to a superb upstairs study, creating an ideal space for guests, older children or working from home. There is also extensive unutilised roof space above several of the first-floor bedrooms, accessed from the study.





THE GARDENS

The gardens extend to approximately three quarters of an acre and create a mature, private setting around the house.

Expansive lawns, established planting and mature trees give the grounds a peaceful and settled feel. Seven protected lime trees add structure and presence, while different areas of the garden provide space for entertaining, children to play or simply enjoying the surroundings.

The gardens have been carefully restored by the current owners and provide a beautiful backdrop to the house throughout the seasons.



OUTBUILDINGS AND GARAGING

A range of useful outbuildings adds further flexibility to the house.

The substantial garage provides excellent parking and storage space, whilst a garden shed, log store and summerhouse offer additional space for garden equipment, hobbies and outdoor entertaining.

The summerhouse is included within the sale and creates a lovely place to sit after work with a G & T and enjoy the gardens during the warmer months.



EVERYDAY PRACTICALITY

For a home of this age, Old Manor Farm House is remarkably practical.

The house has gas central heating, with two boilers and two hot water tanks located within the boiler room. The heating and plumbing systems have been replaced, the house has been rewired, and the roof was replaced in full in 2017.

Modern technology includes Nest heating controls, Hue lighting, CCTV, wired burglar and fire alarms, Cat 7 wiring to the principal reception rooms and study, and wired speaker points within the dining room and sitting room.

Full-fibre broadband of up to 900 Mbps is also available, making the house well suited to working from home.

LIFE IN STANTON



Stanton is widely regarded as one of the most beautiful villages in the North Cotswolds. Positioned within a Conservation Area and the Cotswolds National Landscape, it is known for its exceptional architecture, peaceful surroundings and strong sense of community.

The Cotswold Way passes close by, providing wonderful walking directly from the village, whilst The Mount and The Seagrave Arms pubs are popular choices for eating and drinking locally.

Broadway is within easy reach for shops, cafés and restaurants, whilst Cheltenham offers a broader selection of dining, shopping, schools and cultural attractions.

It is a location that balances countryside tranquillity with excellent access to the wider Cotswolds.



A HOUSE ON SCREEN

Old Manor Farm House has also played a small part in British television history.

Both Old Manor Farm House and Stanton High Street appeared in early episodes of Sherlock Holmes, whilst the BBC has more recently used both the interior and exterior of the house during filming for the Sister Boniface Mysteries.

It is another fascinating chapter in the story of a home that has stood at the heart of Stanton for more than four centuries.



A RARE OPPORTUNITY

Old Manor Farm House is a home of real character, history and presence, yet it remains warm, practical and incredibly easy to live in.

With generous accommodation, mature gardens, useful outbuildings and an exceptional position within one of the North Cotswolds' finest villages, this is a rare opportunity to become the next custodian of a truly remarkable home.



WHERE TO GO WHEN YOU NEED...



Coffee or brunch

Broadway is just a short drive away and offers a wonderful choice of independent cafés, bakeries and places for a relaxed breakfast or weekend coffee. The Broadbean is a particular favourite of the current owners, whilst Broadway High Street is also home to an excellent mix of independent shops and local businesses.



Dinner out

For relaxed food and drinks close to home, The Mount Inn sits at the top of Stanton village. This traditional 17th-century pub serves locally-sourced food and Donnington ales, with a garden and terrace overlooking the Vale of Evesham out towards the Malvern Hills.

The Seagrave Arms is another favourite nearby, whilst Broadway and Cheltenham offer a broader choice of restaurants for evenings out. The current owners particularly recommend Sam's Montpellier, Petit Coco Bistro, Muse and Purslane in Cheltenham.



Fresh air and walks

The Cotswold Way passes through Stanton village, placing some of the area's most beautiful countryside walks almost directly on the doorstep. Routes lead towards Broadway, Stanway and across the surrounding hills, with The Mount Inn providing a perfectly-placed stop along the way.



Everyday essentials

Broadway provides everything needed for day-to-day life, including independent shops, a Coop and the Broadway Deli. For a larger weekly shop and a wider selection of services, both Evesham and Cheltenham are within easy reach.



Village life

Stanton has a genuine sense of community, with friendly neighbours and an active village club offering regular events and entertainment. It is a peaceful and beautifully preserved village, yet one where it is still easy to feel part of local life.



Schools

Broadway First School provides nursery, pre-school and primary education, together with before and after-school clubs. The wider North Cotswolds and Cheltenham offer a strong selection of further state and independent schooling.



Getting around

Stanton is well positioned for Broadway, Winchcombe, Cheltenham and the wider North Cotswolds. The setting feels wonderfully rural, whilst Cheltenham provides access for rail connections to London, Bristol and the West Country to the south and Northbound to Birmingham and beyond. The M5 and the wider motorway network is within easy reach via the junctions at Cheltenham and Tewkesbury.

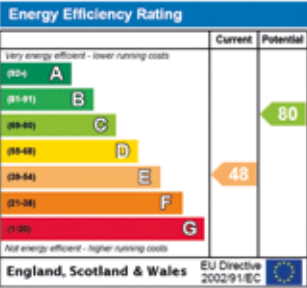
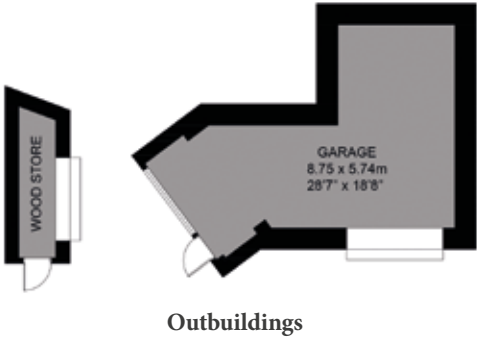
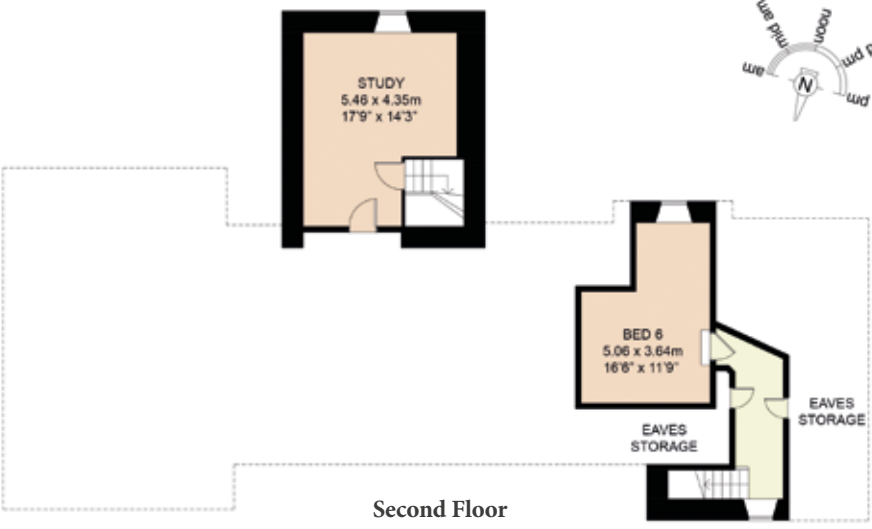
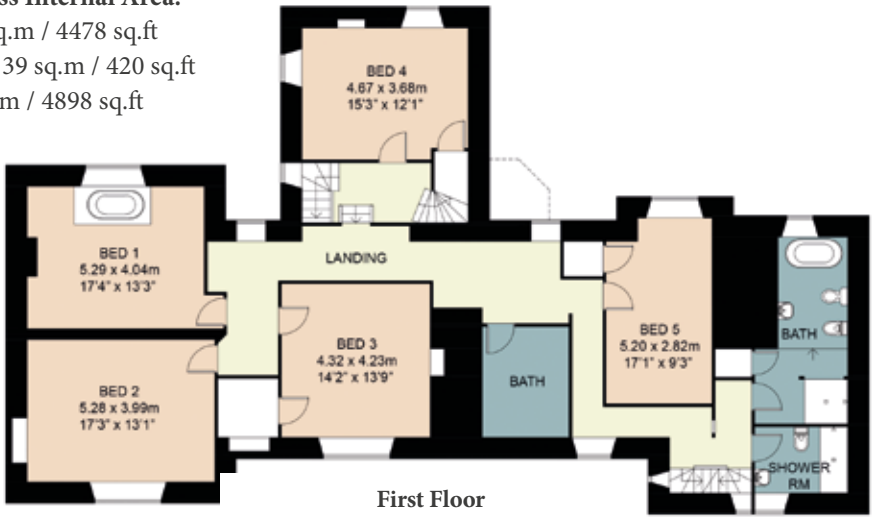


THE FINER DETAILS

- **Listing:** Grade II* Listed
- **Grounds:** Approximately three quarters of an acre
- **Parking:** Private driveway and garage
- **Outbuildings:** Garage, garden shed, summerhouse and log store
- **Heating:** Gas central heating, two wood-burning stoves and two open fires
- **Services:** Mains electricity, water and drainage
- **Broadband:** Full fibre of up to 900 Mbps is available
- **Security:** Wired burglar and fire alarm, CCTV and app-controlled security system



Approx. Gross Internal Area:
House: 416 sq.m / 4478 sq.ft
Outbuilding: 39 sq.m / 420 sq.ft
Total: 455 sq.m / 4898 sq.ft



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