

THE LAMMAS

MINCHINHAMPTON • GLOUCESTERSHIRE



THE LAMMAS

WEST END • MINCHINHAMPTON
GLOUCESTERSHIRE • GL6 9JA

London Paddington: from 1 hr 27 mins via Stroud Railway Station
Heathrow Airport: 91.1 miles – 1 hr 37 mins • Bristol Airport: 38.9 miles – 1 hr
Cheltenham: 19.3 miles – 41 mins • Cirencester: 10.5 miles – 20 mins
(Distances and times are approximate)

MAIN HOUSE Ground Floor

Reception hall • Dining room • Drawing room • Sitting room • Study • Utility
Kitchen/breakfast/family Room • Pantry • Playroom • Hall • Cloakroom

Cellar

5 store rooms and wine cellar

First Floor

Principal bedroom suite • 2 further bedrooms suites • 5 further bedrooms • 2 further bathrooms

COTTAGE

Sitting/dining room • Kitchen • Utility • Cloakroom • 2 Bedrooms (1 en suite)

THE COACH HOUSE

Sitting Room • Kitchen/dining room • Landing/bedroom • 2 en suite bedrooms • Garage

THE STABLES

Sitting Room • kitchen/dining room • landing/bedroom • 2 en suite bedrooms • Garage

THE POOL HOUSE

Swimming pool • Gym • Sauna • Plant room • Changing room

THE TITHE BARN

Party barn • Boiler room • Wood store

GARDENS AND GROUNDS

Mature gardens • Pond • Folly • Hard tennis court

In all about 5 acres

A beautiful
Grade II*
Georgian House
with cottages
and spectacular
views



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MINCHINHAMPTON & LOCAL AREA

Minchinhampton is a delightful market town, with the majority of the architecture dating back to 17th century. Famous for its common, where you have panoramic views of the Stroud Valleys with freely roaming horses and cattle. There is a weekly food and crafts market, an array of shops including a specialist butcher, award-winning cheese and dairy shop, chemist, post office, and the recently renovated pub, The Crown. Nearby, Tetbury, Nailsworth and Stroud have thriving local communities, independent shops and delicatessens. This area is known particularly for its excellent education offering with Beaudesert Park School (1.6 miles), Westonbirt, Cheltenham College, Cheltenham Ladies College, Kings School and Marlborough all within easy reach.

HISTORICAL PROVENANCE

William the Conqueror and his wife Matilda presented the Saxon manor of Hampton to the Convent of the Holy Trinity at Caen in Normandy, as part of the spoils of war. The ancient manor house acquired by the nuns stood on the site of the present house 'The Lammas'. Through the course of time, Hampton came to be called Minchen – Hampton, mynchen being the Saxon word for nun. Successive Abbesses purchased the right to hold markets and annual fairs in Minchinhampton giving it a distinctive profile that it upholds to the present day. The Abbesses were known for upholding their rights and tenacity, which Minchinhampton Common still demonstrates. In approximately 1290, part of the manor was leased to Robert De La Mare, it was handed to his son Peter after his death in 1308, where it became known as Delamere Manor or Lamers. The Norman nuns held Minchinhampton for 333 years until 1415 when an Act of Parliament confiscated any foreign held ecclesiastical assets. Henry V granted a life time tenancy to the Earl of Suffolk, William de la Pole and his wife Alice. Upon their deaths, the manor house was presented to Bridgettine Abbey of Syon. The nuns of Syon remained in possession until the dissolution of the Monasteries by Henry VIII in 1543. Henry VIII retained Minchinhampton for a couple of years, alongside the manor of Avening until he transferred the Lammas to the First Baron of Windsor in exchange for his manor at Stanwell in Middlesex. The house was significantly remodelled in 1800's during the time where Reverend Cockin became rector. A Mr Baynes bought the Lammas from Cockin's heir in 1876 and remained in their family until the 1930's and since then a number of high standing custodians have lived there.





THE LAMMAS

This Grade II* Georgian manor house enjoys an elevated and south facing location in a private position with spectacular views. Situated on the edge of the picturesque market town of Minchinhampton, there are few houses of this nature that are more conveniently located. Accessed via a discreet entrance, The Lammas is a fine example of architectural elegance combined with immaculate grounds, exceptional ancillary accommodation, Tithe Barn, an indoor swimming pool and tennis court.

GROUND FLOOR

The Lammas is entered via a semi – circular porch on Doric columns supporting a broad bow window above. The double doors enter into an elegant hallway, lit by a large sash window over the open well staircase with cantilevered stone treads. From the hallway a pair of double doors enter into an impressive drawing room, with a classical fireplace and attached ionic columns. Conveniently for entertaining, directly opposite is a formal dining room. Located at the front of the house, these two rooms benefit from lovely views of the grounds and are flooded with natural light pouring through the sash windows. Off the hallway, there is a downstairs cloakroom and well proportioned study with views to the west. The downstairs flows seamlessly through the rear wing of the house, to an intimate snug and a large open plan kitchen with a large inglenook fireplace with an outlook over the kitchen garden. There is a larder, utility room, play room and further cloakroom that adjoin the kitchen with access to the 'every day door'. The extensive multi room cellars have barrel vaulted ceilings suitable for storage, a wine cellar and workshop space.









FIRST FLOOR

The principal staircase rises to the galleried landing, with doors off into the main bedrooms. The principal suite is approached by a short passage flanked by a matching pair of walk-in wardrobes, with a door into a bowed study with far reaching views of the surrounding countryside. An arched door leads through to the principal bedroom suite. Bedrooms 3 and 4 are accessed via this landing, providing well-proportioned and light guest accommodation.

From this main landing, a door leads to the half landing with secondary staircase with access to the ground floor and rear wing. A further four bedrooms and two bathrooms run the length of this wing with an outlook over the central courtyard and kitchen garden.

THE LAMMAS

Approximate Gross Internal Area

House: 814 sq m (8,763 sq ft)

Cottage: 109 sq m (1,174 sq ft)

Stables/Coach House: 347 sq m (3,737 sq ft) inc. attached garages

Leisure Complex: 316 sq m (3,403 sq ft)

Outbuilding: 133 sq m (1,433 sq ft)

Total: 1,719 sq m (18,510 sq ft) inc. restricted head height

Not to scale. For identification purposes only





THE COTTAGE

Conveniently located within the main body of the house, entered by the ground floor study or an external door, this two bedroom self-contained cottage is perfect for multi-generational living, staff accommodation or guests. It benefits from a floor to ceiling sash window in the principal bedroom with extraordinary views across the grounds, a separate open plan kitchen / living area complete with an Aga, adjoined by a utility room and cloakroom.



THE TITHE BARN

This period stone barn is located just off the main central courtyard, by a gravel spur from the driveway to the rear entrance to the property. It comprises an open room with a large pair of timber doors for access with an inset pedestrian door. There is a wide recess with a magnificent original open fireplace and a generous entertaining space.



THE COACH HOUSE AND THE STABLES

The Coach House and The Stables are two stunning adjacent yet separate cottages, connected by a covered, cobblestoned cart shed and adorned by twisting Wysteria. Both properties have recently been refurbished to an impeccable standard. Each with two bedrooms, both benefitting from en-suite bathrooms, immaculate kitchens and under floor heating throughout the ground floor, allowing the perfect guest accommodation or rental opportunity. Located discretely behind The Coach House is a garage ideal for storing garden machinery or cars.



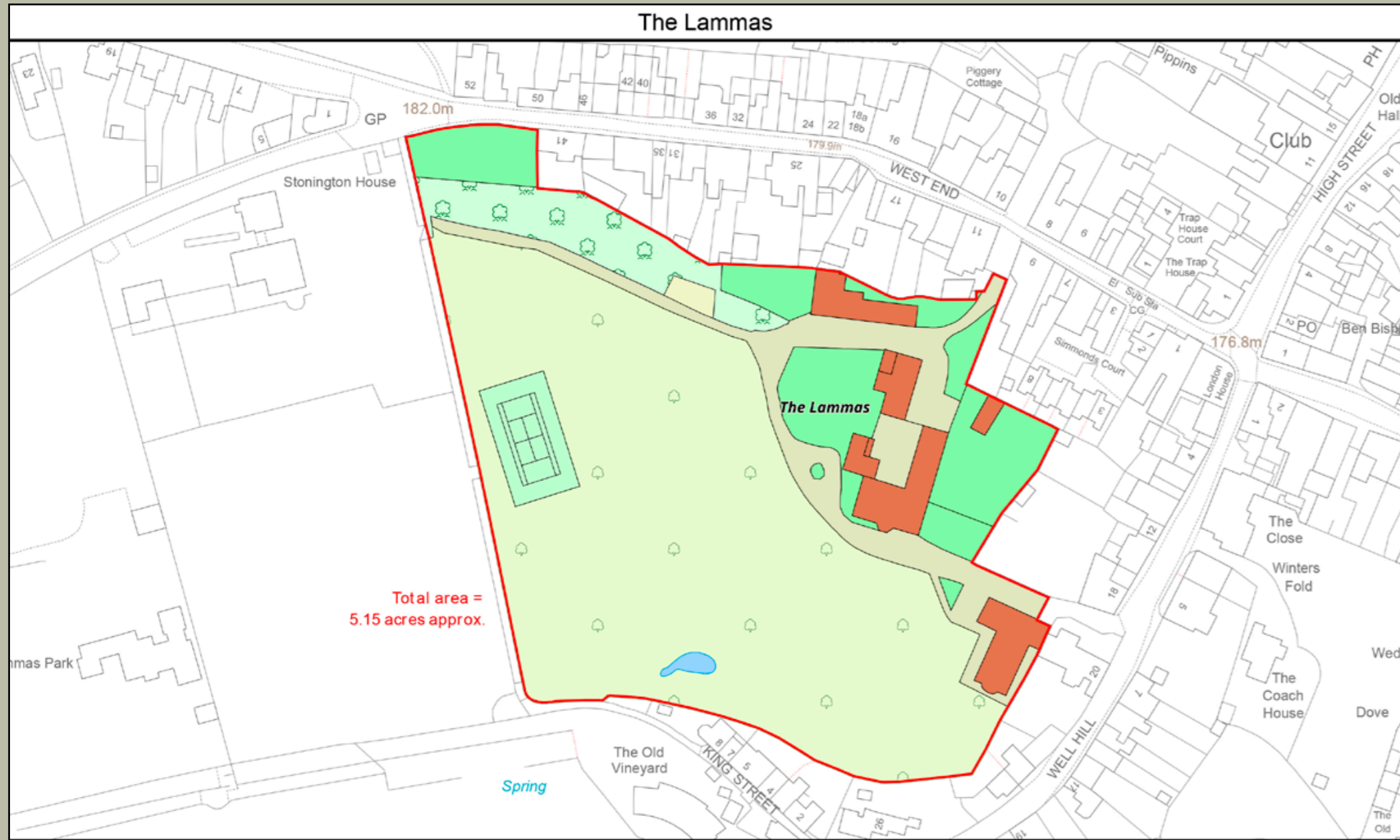
THE POOL HOUSE

Set within the grounds is 3,403 sq ft of leisure space, including an indoor pool with views south of the grounds to the head of the valley. This versatile space has a 13.6m x 6.6m pool, kitchen, space for gym equipment, changing room area, sauna and plant room.

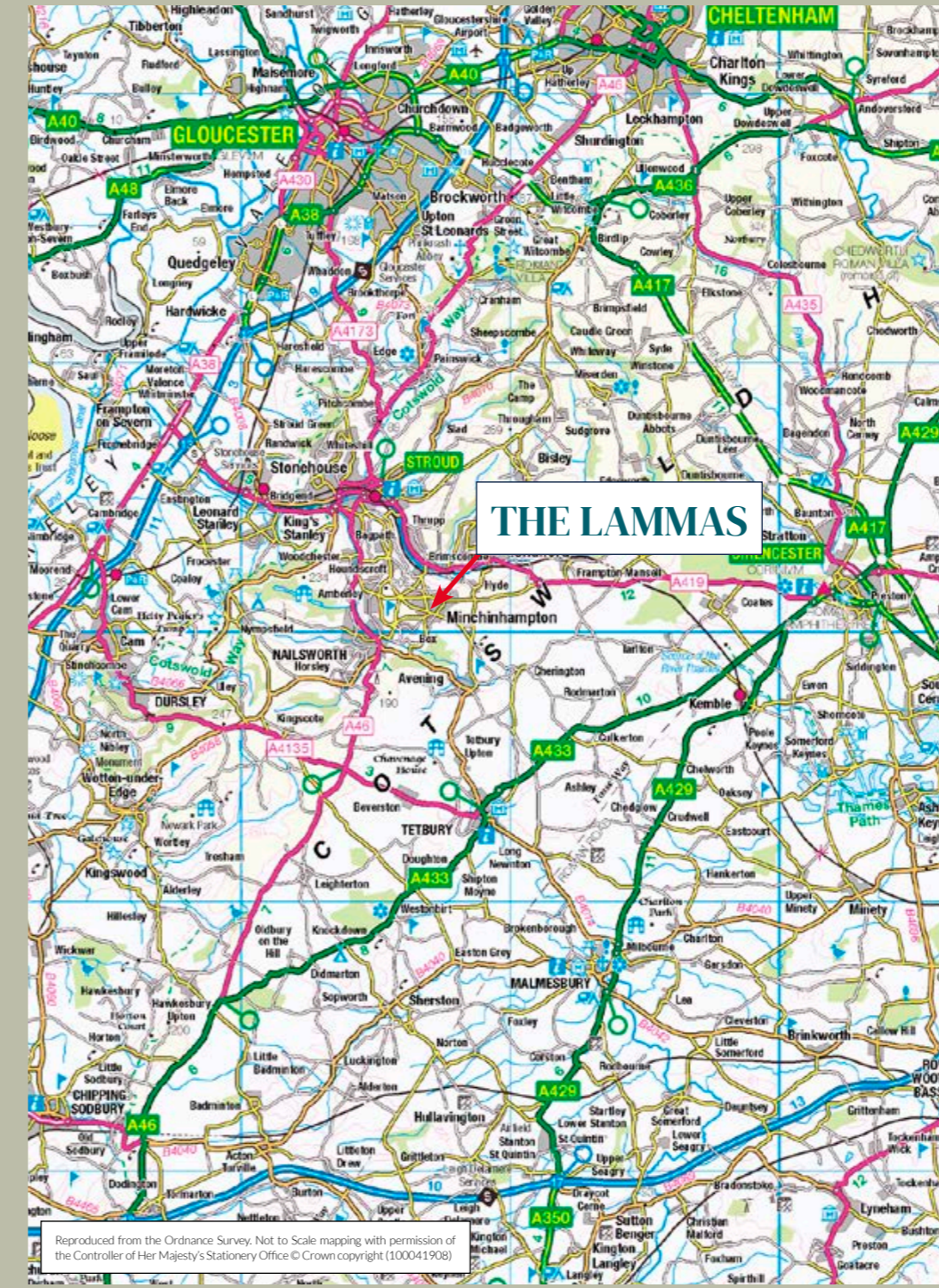


GARDENS AND GROUNDS

Set within just over 5 acres of mature gardens, there is an extensive range of trees from a large Wellingtonia on the front lawn, a beech lined drive, cedar, horse chestnut and hazel to mention a few. This well laid out garden has been designed to have colour throughout all seasons and ensure an oasis within its stoned wall boundary. Nestled in the southern boundary of the property is a pond and traditional folly, ideal for enjoying the evening sun. Out of view from the house, nestled within the undulations of the gardens is a hard tennis court.



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk		Date: 23.04.24 Drawn By: CW Scale: 1:1400 @ A4 Plan Ref: 18753
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PROPERTY INFORMATION

Local Authority:
Stroud District Council

Council Tax:
H

EPC:
G

Services:
Mains water, drainage and electrics. Biomass boiler

Postcode:
GL6 9JA

What3words:
lawful.velocity.duties

Directions:
Take M4 to Swindon. Take exit 15 from M4. Continue on A419. Take Cirencester Road to West End in Minchinhampton, Join Butt Street, then turn right onto West End, where and the second turning on the left is a discrete gated entrance to The Lammas.

Viewings:
Strictly by appointment with Savills Country House Department and Knight Frank Country House Department.

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