

# Steanbridge Mill, Slad, Gloucestershire **GL6**





**A handsome former mill house in a fabulous position with paddock and a large pond.**



Painswick 1.5 miles, Stroud 2 miles (Paddington 1 hour 40 minutes), Gloucester 9 miles, Cheltenham 14 miles, Cirencester 16 miles, M5 (J11A) 8 miles, Bristol 35 miles (All distances and times are approximate)

## Location

Steanbridge Mill is quietly situated in an idyllic valley on the edge of the village of Slad, which will forever be associated with Laurie Lee, the famous poet and writer whose home it was for so many years and who so eloquently described its great beauty. Situated in the South West of the Cotswolds, this naturally hilly, wooded country has deep valleys, whose green slopes are a patchwork of small fields. The village of Slad lies in the heart of the valley and has an excellent pub, The Woolpack. Stroud, which lies further down the valley, is an interesting old town and a centre for the arts, as well as having a mainline railway station to London Paddington, day to day shopping, an excellent weekly Farmer's Market on Saturday, recreational and educational facilities. The larger centres of Cheltenham, Gloucester and Cirencester are very accessible.

## The property

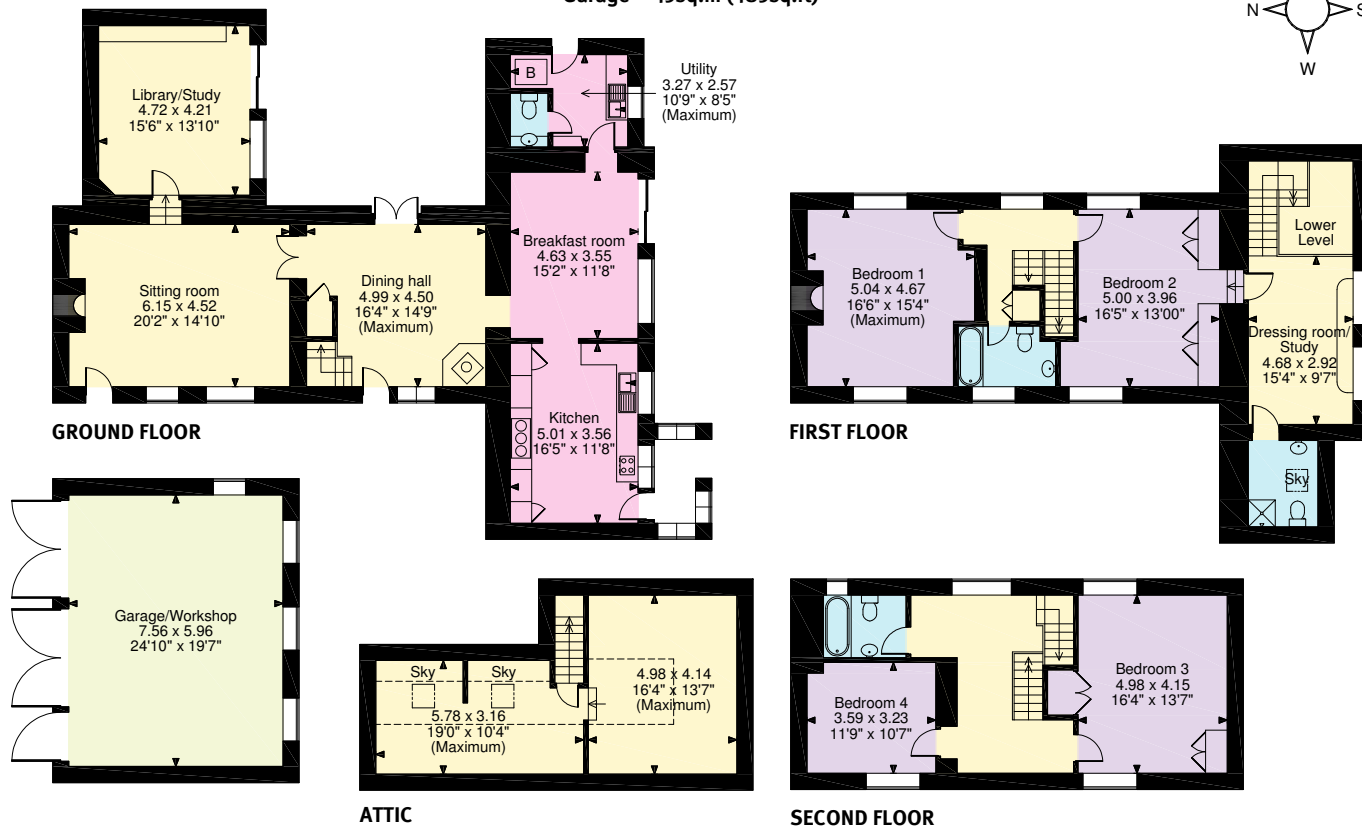
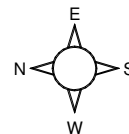
Steanbridge Mill is a lovely family house in an idyllic rural setting, with beautiful gardens and grounds bordered by streams, a paddock, woodland and a large pond. It forms part of an impressive former woollen mill, which was constructed, we believe, in the 17th Century and is Listed Grade II as being of Special Architectural and Historic Interest. The house is built of dressed Cotswold stone, with stone mullion windows and moulded drip sills, under a tiled roof. The accommodation, which is arranged over three floors, with an attic above, extends to about 3,000 sq. ft. in total. Great care has been taken to preserve as much of the original character and integrity of the property as possible, with period features including exposed timbers and stonework, and a number of the stone mullion windows have interesting graffiti and artistic carvings.

## Garden and Grounds

The house is approached to the front through double wooden gates set between stone pillars via a gravel drive, which sweeps around behind the property to a parking and turning area in front of a substantial detached double garage/workshop. The gardens and grounds are a particularly attractive feature of the property and to the front of the house there is a rose garden and a wide paved terrace with low Cotswold stone retaining walls. To the rear of the house there is a paved courtyard with doors opening into the study and dining hall, from which steps lead up to a gravel path, which leads through well stocked flower beds to an area of raised lawn and back down wooden steps to a bridge over a stream. Across the drive from the kitchen, there is a south facing area of lawn, with flower borders and alongside which flows the Dillay. A second bridge leads across the stream to a small paddock with two loose boxes. Adjoining the paddock there is a former orchard area, which is bordered by the Slad Brook. The brook flows through an area of woodland into a large pond, fringed by mature trees and bushes, and which provides a fantastic natural habitat for wildlife. In all just over 2.5 acres.



**Steanbridge Mill, Slad**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 276sq.m (2,973sq.ft)**  
**Garage = 45sq.m (485sq.ft)**



□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8468109/DMS

## Directions (GL6 7QE)

From Cirencester, proceed north on the A417 dual carriageway towards Gloucester. When the road becomes a single carriageway, turn left after about half a mile into the village of Birdlip. At Birdlip, turn onto the B4070 towards Stroud, and after about 6 miles you will reach the village of Slad. As you enter the village, turn sharp left, into Steanbridge Lane and follow the road down into the bottom of the valley. Continue past the pond on your right and the drive to Steanbridge Mill is then the first drive on the right hand side.

### Services

Mains water and electricity are connected. Liquid propane gas fired central heating. Shared private drainage.

### Viewings

Strictly by prior appointment with Sole Agents, Knight Frank LLP

### Local Authority

Stroud District Council. Telephone 01453 766 321.

### Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Knight Frank  
 One Market Place  
 Cirencester  
 Gloucestershire  
 GL7 2PE

[knightfrank.co.uk](http://knightfrank.co.uk)

**We would be delighted to tell you more.**

**Rupert Marchington**  
 01285 659771  
[rupert.marchington@knightfrank.com](mailto:rupert.marchington@knightfrank.com)



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2021. Photographs and videos dated June 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.