



Old Greenhouse Farm, Near Painswick, Gloucestershire



A fabulous Grade II Listed Cotswold stone farmhouse with additional accommodation in a wonderful position just outside the historic town of Painswick.

Summary of accommodation

Main House

Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Principal bedroom suite | 4 further Bedrooms
Bedroom 6/ study | 3 further Bath/Shower Rooms
Utility room | Boot Room

Outside

Coach house with inspection pit | Four Victorian stables
3 further purpose built loose boxes with Tack room
Pretty gardens | Paddock | Pastureland | Woodland

Cottage

Sitting room | Kitchen | 2 Bedrooms | Bathroom

Victorian stable Flats

Two first floor flats each with a Sitting room, Kitchen, Bedroom, Bathroom.

In all about 7.38 acres



Cirencester
One Market Place
Cirencester
GL7 2PE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Walker
+44 1285 882007
james.walker@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Peter Edwards
+44 20 7861 1707
peter.edwards@knightfrank.com

Situation

Old Greenhouse Farm is positioned in the stunning, undulating countryside a short distance from the centre of Painswick (about a mile).

Painswick continues to be a desirable and thriving community with many beautiful buildings, largely constructed from locally quarried stone, dating back as far as the 14th Century. Painswick Church is famous for its impressive stature and architecture, with a beautifully cared-for churchyard of stone table-top tombs and its abundance of yew trees – a prominent feature at the heart of the town.

Painswick Beacon, also an important part of Painswick's history, is the site of an ancient Iron Age hill fort and due to its height at about 283m (928ft), it has arguably some of the best 360-degree views you will find in the Cotswolds.

Painswick Rococo Garden was fantastical in both its character and inspiration. Created in the mid-1700s within a valley setting with deceptive vistas juxtaposed with serpentine paths, the Garden is peppered with charming follies to surprise and delight.

There are several local shops, galleries, tearooms, and restaurants in the village along with a pharmacy, doctor, and dentist surgeries and two public houses.

More comprehensive facilities and amenities are provided by nearby Cheltenham, including the popular attractions of the Literature Festival, Cricket Festival, National Hunt Horse Racing, theatre and a large range of restaurants and hotels.

Painswick offers a playgroup and primary school with secondary schools in the surrounding area including Marling School, Stroud High School, Pate's Grammar schools and an excellent selection of independent schools including Beaudesert Park School, Wycliffe College, Dean Close, Cheltenham College, Cheltenham Ladies College and The King's School in Gloucester.

Distances

Stroud 4 miles, Cheltenham 12 miles, Cirencester 13 miles, Bristol 33 miles (Distances and times approximate)



Old Greenhouse Farm

Beautifully positioned on the edge of the Painswick Valley, Old Greenhouse Farm is an exceptional family home with an abundance of character and an excellent range of versatile accommodation. The house and associated buildings, including the classic Victorian stables which are extremely attractive, offer the opportunity to enjoy a range of potential lifestyles. Constructed in Cotswold stone with many architectural features, the property offers a substantial main residence along with an attached cottage, Little Greenhouse which could re-integrate to the main house. There are Two further self-contained flats on the first floor of the stables. With this in mind, Old Green House Farm offers potential for significant income generation or multi-generational living.



Approximate Gross Internal Floor Area

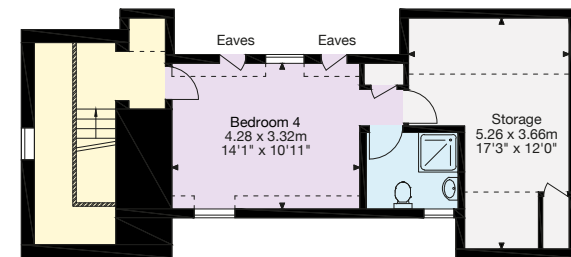
Main House: 576 sq m / 6,200 sq ft

Outbuildings: 54.4 sq m / 586 sq ft

Total: 630.4 sq m / 6,786 sq ft

(Inc. restricted height, exc. eaves (11.5 sq m / 124 sq ft))

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



First Floor

1 and 2 Greenhouse Mews (above the Coach House)

Little Greenhouse



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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 August 2023. Photographs and videos dated August 2023.

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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Accommodation

The arrangement of the accommodation is shown in detail by the floor plan enclosed within the brochure.

Old Greenhouse Farm has a good range of spacious accommodation with important features including flagstone and hardwood floors, fireplaces, including a traditional inglenook. The kitchen is fitted with a stylish range of painted units and steps lead down to a charming breakfast room with a wood-burning stove. Beyond is a snug, utility room, boot room and large pantry.

Upstairs and arranged over two floors, there are six bedrooms and three bathrooms, including the principal bedroom suite.

Planning permission and Listed Building Consent has been granted (S.22/0647/HHOLD) for a contemporary two-storey extension to create a new kitchen/dining room with a principal bedroom suite above.

Little Greenhouse (cottage) and 1 & 2 Greenhouse Mews (flats)

Attached to the main house is Little Greenhouse a two storey cottage offers a sitting room, kitchen, bathroom, and bedroom with a second occasional bedroom on the ground floor and scope to increase the accommodation by incorporating an adjacent ground floor room.

1 and 2 Greenhouse Mews are both one-bedroom units on the first floor of the Victorian stables.

Garden and Grounds

The gardens are beautifully presented with a mix of formality and informality and positioned to the south and west of the house. Predominantly laid to lawn with herbaceous borders, terraces and paths, ornamental pond, box hedging and a mature and productive mulberry tree. Beyond the main gardens is a level paddock, which is ideally positioned for a celebratory marquee or other potential uses.

Land

The adjoining agricultural field of about 4 acres is currently set to pasture with vehicular access directly off Greenhouse Lane.

On the opposite side of the lane, is an area of mixed woodland extending to about 2.2 acres of mature trees. This area is Common land and designated as a Site of Special Scientific Interest (SSSI).



Property information

Guide Price: £2,500,000

Tenure: Freehold, subject to the tenancies associated with Little Greenhouse, and 1 & 2 Greenhouse Mews.

Services: Main House - Oil fired central heating, mains water, electricity, Mains drainage. Additional Dwellings – Electric heating, mains water, electricity. Mains drainage

Local authority: Gloucestershire County Council

Council Tax Band: Main House: Band G

1 Greenhouse Mews: Band B

2 Greenhouse Mews: Band A

Energy Performance Certificate: E and exempt.

Planning

The property is Listed Grade II, which includes Old Greenhouse Farm, Little Greenhouse, and the Coach house & Stables including Nos. 1 and 2 Greenhouse Mews.

Planning permission and Listed Building Consent has been granted for an extension to the main house. The approved application can be found on the local authority website under reference: S.22/0647/HHOLD.

Wayleaves, Easements and Rights of way

The property will be sold subject to and with the benefit of all easements, wayleaves and rights of way, public or private, whether or not referred to within the sale particulars. The sale plan within the brochure shows the route of footpaths which cross the property.

Directions (Postcode: GL6 6SE)

Address/Postcode: Old Greenhouse Farm, Greenhouse Lane, Painswick, Gloucestershire, GL6 6SE

What3Words: ///wager.excavated.slam

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

