



JAMES PYLE<sup>Co.</sup>



Little Holcombe, Holcombe Glen, Box, Minchinhampton, Stroud , GL6 9AJ

Unique Grade II Listed Home  
Recently Refurbished Throughout  
3 Bedrooms  
2 Receptions  
Modern Kitchen & Shower Room  
Beautiful Walled Gardens

Approximately 1,479 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

£2,500 pcm

“Set within Holcombe Glen with spectacular uninterrupted views over the valley situated between Nailsworth and Minchinhampton, this unique Grade II Listed home has been beautifully refurbished and restored”



### The Property

**DESCRIPTION** This unique Grade II listed home occupies a prime elevated position with spectacular uninterrupted views over the Gatcombe Water valley set in a small collection of privately-owned homes within a wooded glen situated between Nailsworth and Minchinhampton. In recent times, the property has been superbly updated and presented to a stylish contemporary finish. The property dates to the late 19th Century and is believed to have originally formed the billiard room belonging to the impressive Holcombe House. Throughout the property is a wealth of period charm with excellent ceiling height and large sash windows with the accommodation extending in all to 1,479 sq.ft.

The ground floor is entered from steps up to a front porch open to the spacious dining room which has been designed for an

instant wow factor fully taking in the views with double doors to the balcony. The living room has a hand carved limestone fireplace with wood burning stove inset, off which is a refitted kitchen with oak worktops. Also on the ground floor are two bedrooms and a modern shower room. Occupying the entire first floor is a substantial and very impressive principal bedroom suite with adjoining en-suite bathroom fitted with a free-standing bath and ample built-in storage.

The gardens are arranged to the south of the property, benefiting from the sun all day, and are beautifully landscaped over tiers as part of the original walled garden to Holcombe House. Arranged over two principal levels, there are good sized lawns complemented by well stocked flower beds, specimen trees and mature shrubs

with various patio seating areas. Approached over a cattle grid into Holcombe Glen, the long drive leads up to a parking area.

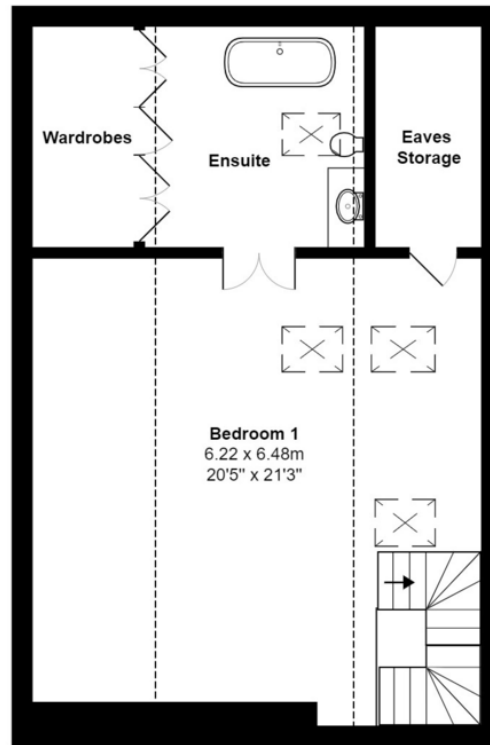
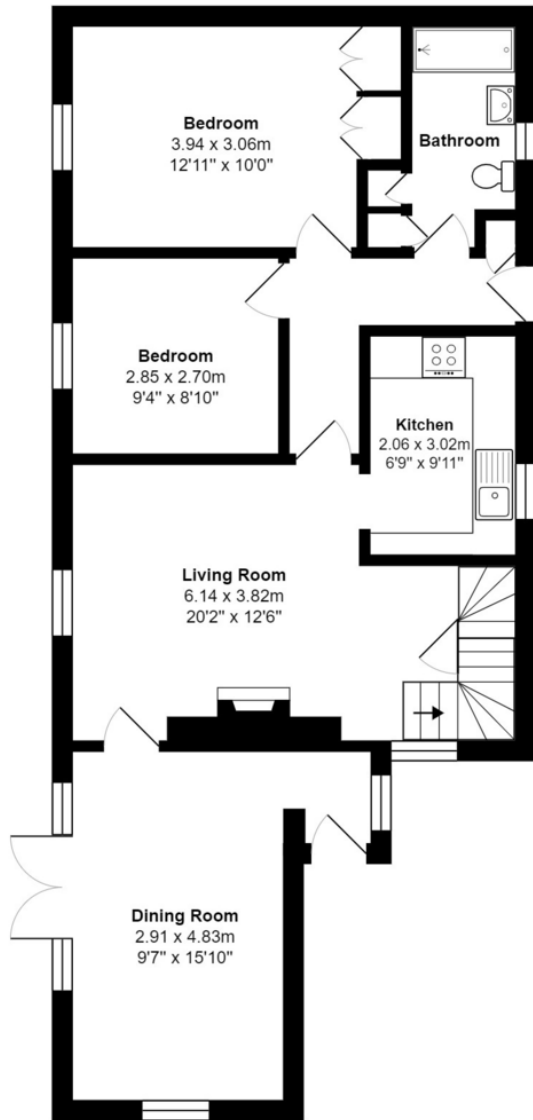
**SITUATION** Holcombe Glen is an outstanding woodland setting nestled within the side of a valley. Situated within a conservation area, there is a footpath leading directly to the picturesque Devil's Elbow and just beyond are Box Woods (Gloucestershire Wildlife Trust) and Iron Mills Common (National Trust). Just a few minutes' walk from the property is the Weighbridge Inn and a bus stop which provides a regular service from Nailsworth to Tetbury. The sought-after market town of Nailsworth nestles in the Cotswold landscape and has a good selection of restaurants and shops including a bakers, delicatessen and fishmonger, butchers and

supermarkets. The charming hilltop town of Minchinhampton has further amenities and is surrounded by National Trust common land. Stroud, 2 miles to the north, provides a wider selection of facilities including some excellent schools and a mainline railway station to London Paddington and Cheltenham. Whilst the surrounding area is steeped in history and offers a host of public footpaths around the Area of Outstanding Natural Beauty countryside in which to walk and enjoy many outdoor pursuits. The M5 is conveniently located within 20 minutes drive, whilst road networks link to Bristol, Bath and the M4, Swindon and London.

### Directions

From Nailsworth, follow the B4014 towards Avening. Take the left hand turn opposite the Weighbridge Inn, and then take the next left into Holcombe Glen over the cattle grid. Bear left and locate the property within the corner position. Sat nav postcode GL6 9AJ.





- Reduced Headroom

Total Area: 137.4 m<sup>2</sup> ... 1479 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

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