

Imposing Grade II Detached Home Characterful Period Features Beautiful rural location 4 Double Bedrooms, 2 Bathrooms 2 Reception Rooms Aga Kitchen/Breakfast Room Approximately 2,430 sq ft



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

## £3000 pcm

'Occupying an unspoilt rural valley location between Stroud and Painswick, this imposing Grade II
Listed detached home is veryproportioned throughout showcasing a
wealth of charming period character.



The Property

DESCRIPTION The Malthouse is a very handsome Grade II Listed detached period home set amongst beautiful unspoilt Cotswold countryside within the valley between Painswick and Stroud. Formerly a mill dating back to the 17th Century, the property showcases imposing limestone elevations with stone mullion windows and hood moulds beneath a stone slate roof. Internally, the property has been freshly redecorated and is up to a modern standard whilst retaining a wealth of the charm and character including inglenook fireplaces throughout. and exposed timber

Spanning over three floors and extending in all to 2,430 sq.ft., the double fronted accommodation on the ground floor includes two characterful and spacious reception rooms each with a fireplace. The rear kitchen is very-well fitted with a range

of units arranged around a large central breakfast bar. There is a large Aga in addition to a separate hob. On the first floor, there is a spacious landing which can serve as a study/playroom as well as two generous double bedrooms and a bathroom complete with shower over bath. On the top floor, there is a further bathroom with shower over bath and two double bedrooms featuring ample built-in storage and excellent views over the surrounds.

Externally, The Malthouse benefits from private parking for several vehicles over a large gravelled driveway. The gardens wrap around the property with the predominant area arranged at the rear and laid mostly to lawn screened by mature hedging and trees. There is a useful timber outbuilding for storage.

SITUATION The Malthouse occupies a choice of specialist shops and supermarkets wonderful unspoilt rural position between Stroud and Painswick. Situated on the east side of the Valley the property enjoys lovely views across the classic Cotswold countryside. Painswick, known as the Oueen of the Cotswolds, is renowned for its fine Parish Church with 99 clipped Yew Trees in the Churchyard. Painswick and Stroud both have a wide range of shops, pubs, galleries and restaurants and extensive sporting facilities that include thriving rubgy, cricket and bowls clubs and a tennis club. Local senior schools include Stroud High, Marling and Pates Grammar School in Cheltenham. Independent schools in the area include Cheltenham Ladies College, Cheltenham College, Dean Close, Wycliffe, Kings Gloucester and Beaudesert Park School. Stroud has a wide F £3265

and an award-winning farmers' market as well as a train station. Cheltenham is the main regional centre and offers excellent shopping and restaurants, as well as the Everyman Theatre and the Music and Literary Festivals.

## **Directions**

From the centre of Stroud, follow signs towards Painswick via Beeches Green and go straight over the last mini-roundabout towards Painswick onto A46. Immediately turn right onto Painswick Old Road/Wick Street. Continue along this road for 1.3 miles and locate the property on the right hand side. Postcode GL6 7ON

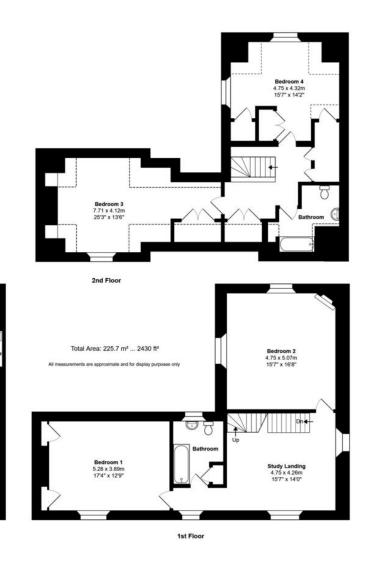
**Local Authority** Stroud District Council **Council Tax Band** 

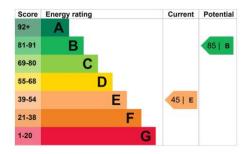












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1.78 x 3.89m 5'10" x 12'9"

**Ground Floor** 

Living Room 5.52 x 3.89m 18'1" x 12'9"

5.24 x 5.07m 17'2" x 16'8"

Dining Hall 5.26 x 4.26m

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