



JAMES PYLE<sup>Co.</sup>



The Malthouse, Wick Street, Stroud, Gloucestershire, GL6 7QN

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



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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 very-proportioned 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 and exposed timber throughout.

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 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 Queen 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 rugby, 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

choice of specialist shops and supermarkets 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 7QN

### Local Authority

Stroud District Council

### Council Tax Band

F £3265





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577