



**Brookthorpe Court Farmhouse, Stroud Road, Brookthorpe, Gloucestershire, GL4 0UJ**



Grade II\* Listed Period Home  
Wing of an historic Court House  
Wealth of Original Character  
5 Bedrooms, 2 Bathrooms  
2 Large Receptions  
AGA & Rangemaster Kitchen/Breakfast Room  
Workshop with potential to convert to a two  
bedroom dwelling  
Front & Rear Gardens  
Study, Utility room and garden room

Approximately 2,828 sq ft



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Hoyland House, Gyde Road, Painswick, GL6 6RD

James Pyle Holdings Ltd trading as James Pyle & Co. Reg in England & Wales No: 10927906

**Price Guide: £750,000**

‘Occupying a charming position adjoining an historic church, this impressive Grade II\* Listed period home is a substantial wing of an historic Court House with walled gardens and a large workshop with scope to convert into ancillary accommodation’

## The Property

Brookthorpe Court Farmhouse is a substantial wing of an impressive Grade II\* Listed Court House dating back to the 16th Century with a wealth of history and character. The property is discreetly nestled within the sought-after village of Brookthorpe set amongst a small private cul-de-sac of attractive period barn conversions adjacent to the St Swithuns Church which is a Church Conservation Trust church and no longer used for regular worship.

The accommodation extends in all to 2,828 sq.ft. and has an array of original features throughout including exposed beams, flagstone flooring and solid doors. The ground floor comprises principally of two large reception rooms each with impressive fireplaces and a country kitchen/breakfast room with an AGA, Rangemaster cooker and bespoke fitted units from reclaimed

French oak with Zimbabwean granite worktops. Completing the ground floor, there is a study, inner hall, cloakroom and a utility room which leads to a garden room overlooking the front courtyard.

Across a split level first floor, there are five bedrooms in total all with built in storage and a modern family bathroom with both a shower and bath whilst the master bedroom is served by a stylish en-suite shower room.

Externally, the property is set away from the road accessed down a private cul-de-sac and entered via a five-bar gate into a gravel driveway providing ample private parking. There is an enclosed courtyard with access to the detached 16th Century barn which is currently utilised as a workshop whilst planning permission was granted in 2005 (now lapsed) to convert the barn into a 2-bedroom annexe. At the rear is a delightful walled garden predominantly laid to lawn with a range of mature specimen trees and



various seating areas including a charming Japanese tea house.

The property benefits from modern specifications including an OkoFEN Pellematic boiler, a new multi-fuel stove in the living room and an Anua platinum sewage treatment plant.

## Situation

Brookthorpe is a south-after village situated between Gloucester and Stroud. The village has a 13th Century Church, village hall and a popular pub/restaurant. The Cotswold market town of Stroud is 5 miles away renowned for its boutique shops and farmer's market, whilst Gloucester is located only 4 miles away for a more comprehensive range of facilities. There is an excellent choice of both primary schools and secondary within the area including Haresfield Primary School within the neighbouring village. The

village is very convenient for access to the M5 providing easy to commute to Cheltenham and Bristol. Gloucester and Stroud both have mainline railway services to London.

## Directions

From Gloucester, follow the A4173 towards Stroud. Pass over the M5 bridge and immediately after entering Brookthorpe take the first right hand turn into a private lane and locate the property on the left. Sat nav postcode GL4 0UJ

## Local Authority

Stroud District Council

## Council Tax Band

G £3,089







# Brookthorpe Court Farmhouse, Stroud Road, Brookthorpe, Gloucestershire



Approximate Gross Internal Area :-  
 House 262 sq m / 2828 sq ft  
 Outbuildings 100 sq m / 1083 sq ft  
 Total 362 sq m / 3896 sq ft

= Reduced headroom below 1.5 m / 5'0"

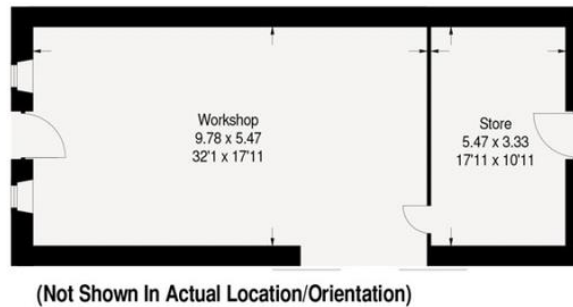
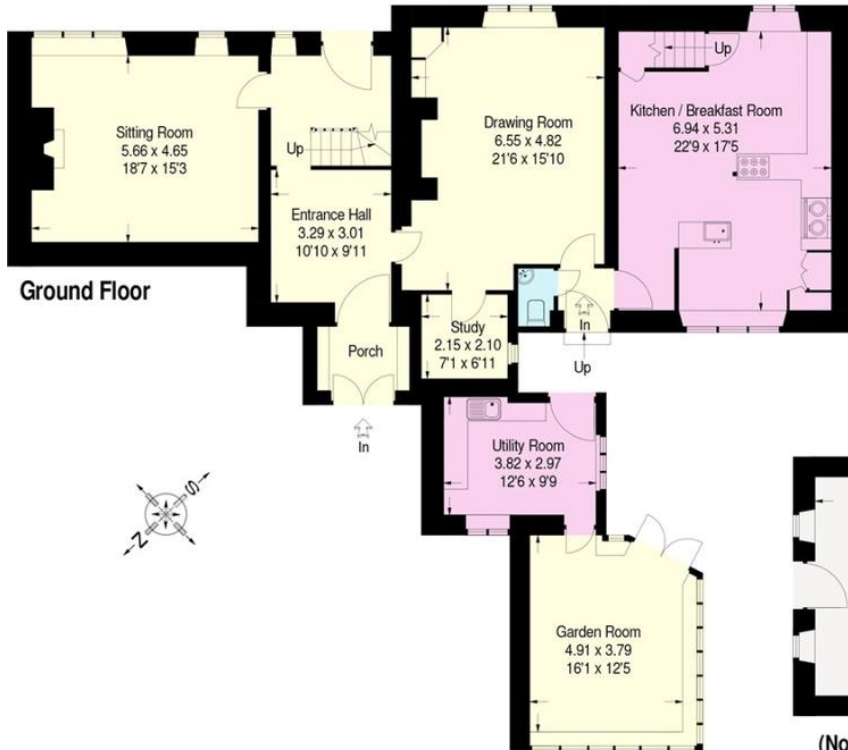
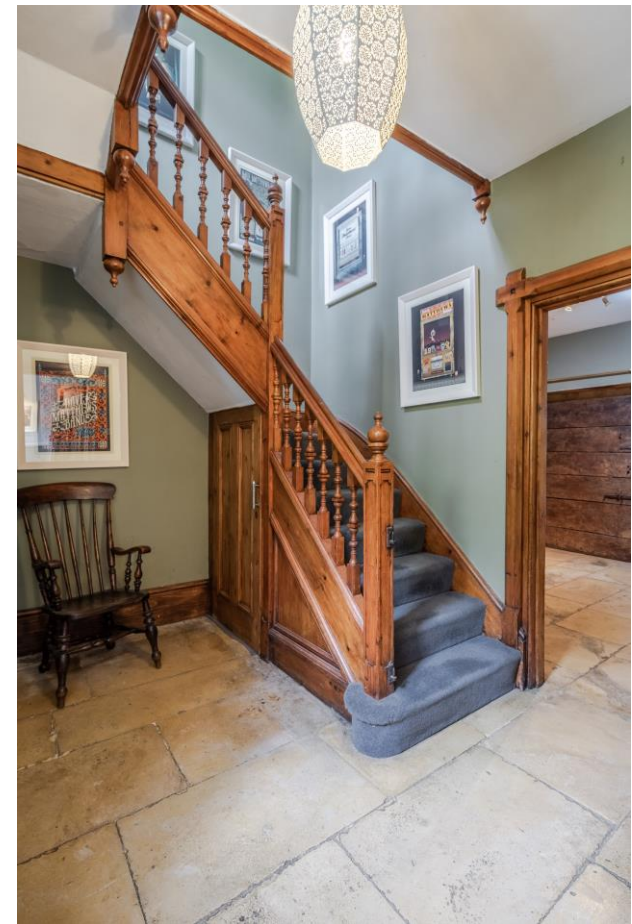


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