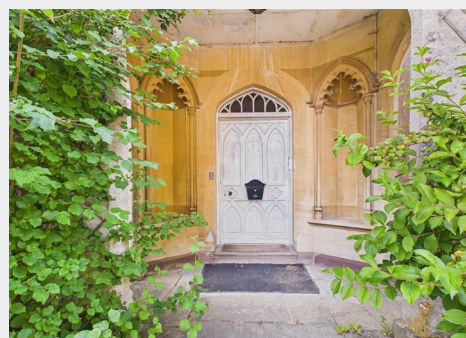


Breadstone House, Breadstone, Berkeley, Gloucestershire, Auction Guide Price +++ £650,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED COUNTRY HOUSE
- FAMILY HOME IN 2 ACRES | MODERNISATION
- RESIDENTIAL DEVELOPMENT | PLANNING GRANTED
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold DETACHED COUNTRY HOUSE (10,333 Sq Ft) in need of MODERNISATION with scope for FAMILY HOME | RESIDENTIAL DEVELOPMENT (Planning Granted) | Circa 2 Acres.

Breadstone House, Breadstone, Berkeley, Gloucestershire, GL13 9HG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Breadstone House, Breadstone, Berkeley, Gloucestershire GL13 9H

Lot Number 14

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

THE PROPERTY

Breadstone House is a substantial Grade II listed country house of charm, character and scale in the village of Breadstone, near Berkeley, Gloucestershire. The property sits within grounds of circa 2 acres with a formal driveway leading to the house sitting towards the rear of the plot. We understand the original house is Georgian and during the 19th Century was remodelled with a picturesque Gothic Revival frontage plus various additional wings and extensions added in the 1980's to support its most recent use as a residential care home. The vast accommodation is circa 10,000 Sq Ft and arranged primarily over 2 floors and split into 3 distinct areas with various outbuildings in the grounds.
Sold with vacant possession.

Tenure - Freehold
EPC - D

THE OPPORTUNITY

GRAND FAMILY HOME

The property now requires modernisation but has potential for a landmark country residence to suit both individuals and multi generational families or those looking for adjacent annexes to provide additional income or support business use.

RESIDENTIAL DEVELOPMENT

The principle of residential development has been established with planning (S.25/0930/FUL) and listed building consent granted in 2025 for the conversion of the building into 9 apartments - 7 of which are large with independent access.
Interested parties will also consider splitting the property into 3 / 4 independant dwellings, each with their own independent outdoor space and character.

COMMERCIAL USE | HMO

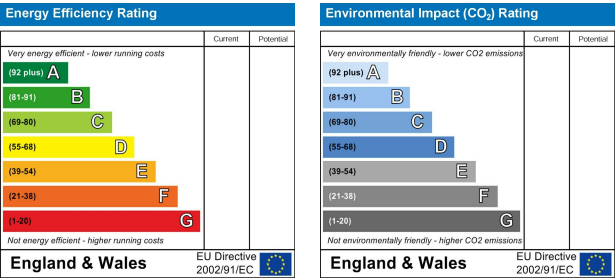
The property was a successful nursing home for many years and would suit continued use or other potential occupants including HMO or commercial such as a hotel or nursery etc.

*All above subject to gaining the necessary consents

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.