



VALLEY FARMHOUSE · VALLEY LANE · UPTON ST. LEONARDS

VALLEY FARMHOUSE
VALLEY LANE
PORTWAY
UPTON ST. LEONARDS
GL4 8DR

A Grade II listed, 5-bedroom Cotswold stone home, that is a fine example of period architecture and timeless appeal.

BEDROOMS: 5
BATHROOMS: 1
RECEPTION ROOMS: 2

GUIDE PRICE £595,000

FEATURES

- Grade II Listed
- 5 Bedroom Home
- Ripe for Renovation
- Practical Layout
- Character Features
- Inglenook Fireplace
- Large Wraparound Garden
- Garaging and Outbuilding
- Parking
- Village Location



DESCRIPTION

The ground floor offers a welcoming porch into a characterful living room, where exposed beams create a warm and inviting atmosphere. A traditional inglenook fireplace provides a natural focal point, adding to the home's authentic charm.

A 'secret' door in the arts and crafts panelling leads through the hallway to the dining area. The dining room continues the period appeal with dual aspect mullion windows. The kitchen has a practical layout, with windows overlooking the garden, while a hallway, cloakroom and useful boot room complete the ground floor accommodation.

On the first floor there are two well proportioned bedrooms, a smaller third bedroom and family bathroom. The second floor provides two additional bedrooms, each with exposed timbers.

A wrap around garden is mainly laid to lawn with a fantastic range of mature trees and shrubs. There is a timber framed garage, outbuilding and greenhouse included, alongside the useful parking space.

AGENTS NOTE

The roof is constructed from asbestos cement slate. Buyers are advised to make their own enquiries with their lender and surveyor where necessary. The property also has a shared septic tank that requires replacement.





DIRECTIONS

From our office in Painswick, turn right onto New Street and continue for approximately 2.5 miles. Turn left onto Portway and continue down the hill for around a mile. Turn right onto Valley Lane and the property will be found a short distance afterwards on the left hand side.

LOCATION

The property is situated in Portway, within the highly regarded village of Upton St Leonards, a sought-after semi-rural community positioned at the foot of the Cotswolds. The village offers an excellent balance of countryside living and everyday convenience.

Upton St Leonards benefits from a strong community feel and a range of local amenities including a well-regarded primary school, village shop, public house, church and village hall. For day-to-day needs and socialising, the popular Portway Farm Shop and café are close by, offering locally sourced produce and a welcoming meeting place.

The property is ideally placed for commuters, with Cheltenham, Gloucester and Stroud only a short drive away, providing a wider range of shopping, leisure facilities and mainline rail services. The A46 and M5 are also easily accessible, making travel throughout the region straightforward.

Surrounded by open countryside and an abundance of walking and cycling routes, the location is particularly appealing to those who enjoy outdoor pursuits, while remaining well connected. Overall, Portway offers a peaceful village setting with excellent accessibility, making it an ideal location for a wide range of buyers.



Valley Farm, Valley Lane, Upton St. Leonards, Gloucestershire

Approximate IPMS2 Floor Area

House	161 sq metres / 1733 sq feet
Garage	32 sq metres / 345 sq feet
Store	3 sq metres / 32 sq feet

Total	196 sq metres / 2110 sq feet
(Includes Limited Use Area	20 sq metres / 215 sq feet)

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Job No SP3973

This plan is for identification and guidance purposes only.

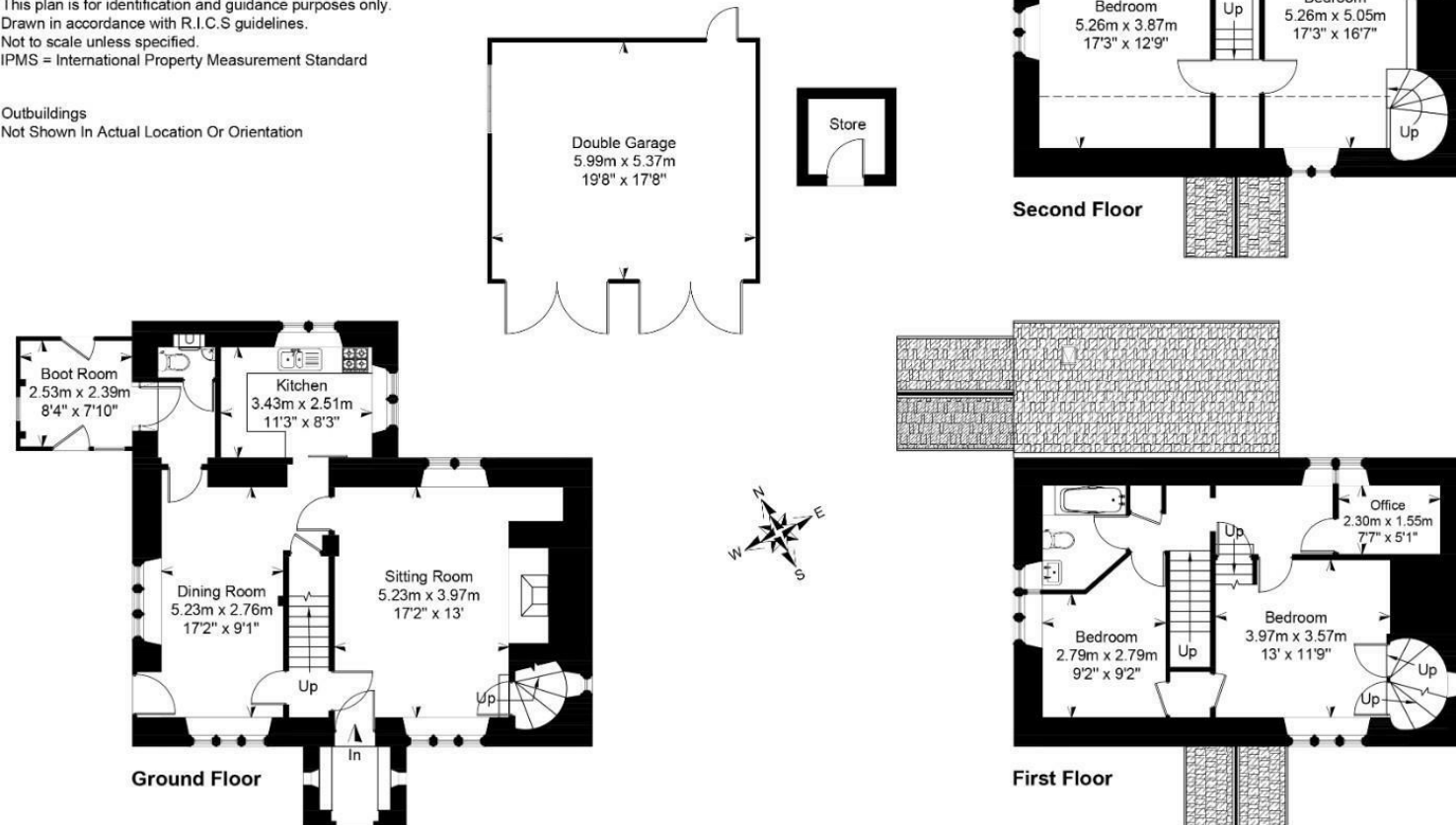
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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MURRAYS

SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,

Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

D

SERVICES

Mains gas, electricity and water are connected to the property. Gas central heating. Septic tank drainage. Stroud District Council, tax band F, £3,301.49 (25/26). OFCOM checker, broadband: standard 19Mbps, ultrafast 1,000Mbps. Mobile: EE, o2, Three and Vodafone are all good and variable.

For more information or to book a viewing please call our Painswick office on 01452 814655