



THE OLD BATH HOUSE · PAINSWICK

THE OLD BATH HOUSE
ST. MARYS STREET
PAINSWICK
STROUD, GL6 6QG

Steeped in history, The Old Bath House is a charming Grade II listed, Arts and Crafts, 3/4 bedroom home that perfectly blends period character with comfortable living.

BEDROOMS: 4/4

BATHROOMS: 2

RECEPTION ROOMS: 2

GUIDE PRICE £645,000

FEATURES

- Rich in Architectural History
- 3/4 Bedrooms
- Arts and Crafts House
- Valley Views
- 2 Reception Rooms
- Walled Garden
- 2 Crafted Oak Staircases
- Ample Storage
- Off Road Parking
- Village Centre



HISTORY OF THE PROPERTY

Construction began in 1922 and was completed in early 1924, funded by the Frederick Gyde Trustees, who recognised the need for public baths among the less affluent. The agreement was that the Parish Council would take over the building, its associated costs, and the management upon completion.

Architect Sidney Barnsley was appointed to design the new bathhouse including the caretaker's private accommodation. Eric Gill inscribed the stone over the front door to the house.

A careful L-shaped building was made from Cotswold Limestone, which maintained the layout of the street and provided the building with a service yard at the rear. Windows were carefully placed to ensure sunlight flooded each room.

The Parish Council first appointed Harold Lippett with an annual salary of £15 and free use of the caretaker's cottage. He was paid an additional £4 per annum to launder the towels. Lippett opened the Public Baths on 1st February 1924 and continued operating until 1975 under the care of several caretakers over the years.

In 1936, the Public Baths were converted from gas to electricity, and the cottage was converted a few months later.

In 1977, the Parish Council sold the building for £18,250, where it was subsequently converted into a single dwelling in 1978 and has remained in private ownership since.



DESCRIPTION

A welcoming entrance hall with red quarry tiles and a crafted oak staircase and banister showcases the property's Arts and Crafts craftsmanship and heritage. A large storage room provides excellent practicality.

The living room features original oak floor, dual-aspect mullion windows with iron hardware, and inviting oak window seats overlooking the village and garden, and a Cotswold stone fireplace focal point.

The contemporary kitchen is fitted with ample storage and oak worktops, with a traditional Belfast-style sink bringing the room together.

The sitting/dining room is complete with a gas fire and an oak staircase, which formally would have been used by the public. A door leads to the garden, allowing plenty of natural light to filter through the room.

Upstairs are 3 double bedrooms, a study/bedroom 4, and 2 bathrooms, featuring many original doors with iron fittings. Mullioned windows frame picturesque views across the valley and garden.

WALLED GARDEN

The Old Bath House offers a charming, south-easterly facing walled garden, comprised of stone paving, mature borders, and a pond. Gated side access leads to the parking area.

Perfect for alfresco dining, the garden features neat planters, and a peaceful, low-maintenance setting that complements the home's period character.



DIRECTIONS

The Old Bath House is most easily located by leaving our Painswick office and turning into Victoria Street towards the village centre. The property can be found shortly afterwards on the right-hand side.

LOCATION

Painswick, affectionately known as “The Queen of the Cotswolds”, is one of the most popular villages in Gloucestershire, well known for its church spire, ninety-nine Yew trees, and its quaint, narrow streets.

The village has a wealth of traditional Cotswold limestone houses and cottages. Local amenities include a sought-after primary school, hotel, restaurants, two public houses, a wide variety of shops, a medical centre, a golf course, and other facilities. There are lovely country walks, including nearby Painswick Beacon.

The Georgian spa town of Cheltenham, with its famous racecourse approximately 10 miles away and is easily accessible, as are Gloucester, Bath, Bristol, Swindon, and the M4 and M5 motorways. A mainline railway station in nearby Stroud brings London within 90 minutes.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.



Old Bath House, St Marys Street, Painswick, Gloucestershire

House
Approximate IPMS2 Floor Area
147 sq metres / 1582 sq feet

(Includes Limited Use Area 2 sq metres / 21 sq feet)

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07890 327 241

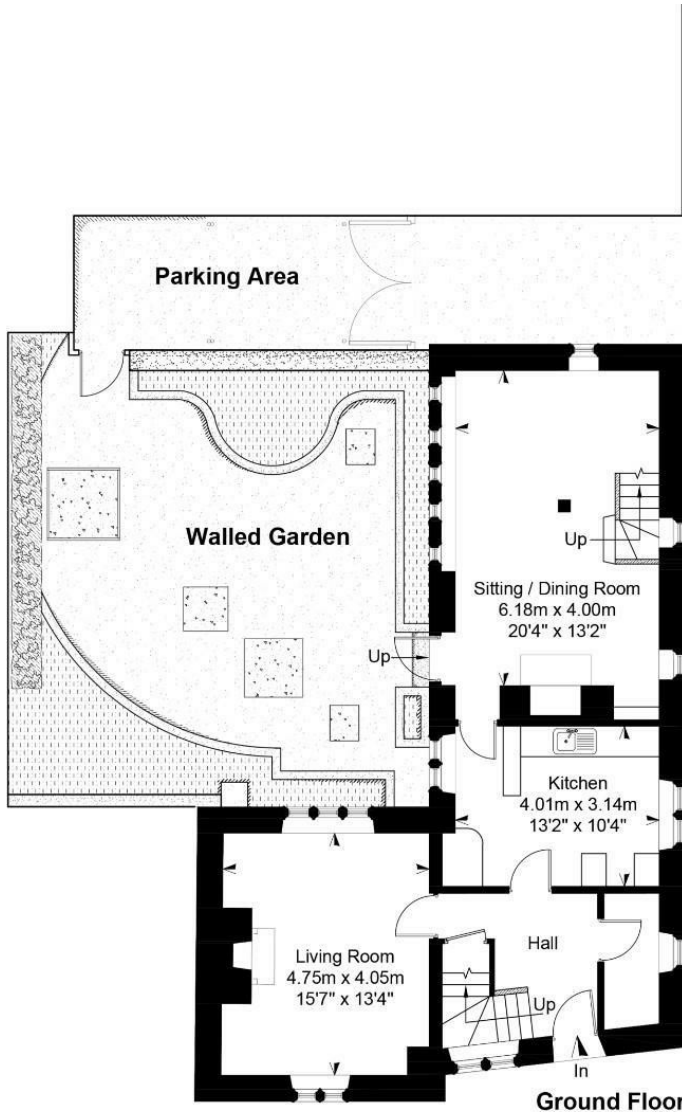
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This plan is for identification and guidance purposes only.

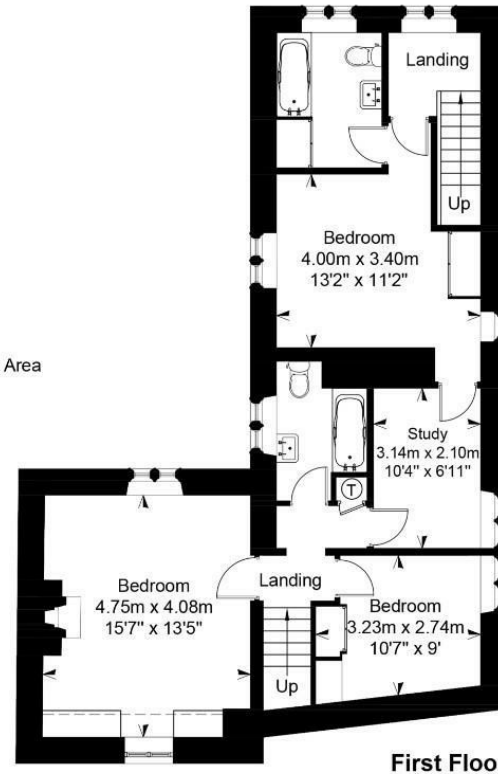
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



--- = Limited Use Area



SUBJECT TO CONTRACT

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41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

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SERVICES

All mains' services are believed to be connected to the property. Gas Central Heating. Stroud District Council, tax band F. £3,354.92 per annum. OFCOM Checker, broadband, standard 19Mbps, superfast 80Mbps. Mobile, O2, EE, Three, and Vodafone are all likely and variable.

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