



THE OLD SCHOOL · BRIMSCOMBE · STROUD



THE OLD SCHOOL BRIMSCOMBE HILL  
BRIMSCOMBE  
STROUD  
GL5 2PA

A rare opportunity to purchase a substantial commercial property in a semi elevated position with south facing views across the valley, offering a number of good size reception rooms, 3 toilet facilities and outside seating space.

**BEDROOMS: 0**

**BATHROOMS: 3**

**RECEPTION ROOMS: 5**

**GUIDE PRICE £275,000**

## FEATURES

- Commercial property venture
- Former School House
- Elevated south facing position
- Extensive reception areas
- 3 Bathroom facilities
- Good outside space
- Lovely views
- The Commercial classification is F1 – Non residential education & training facilities.



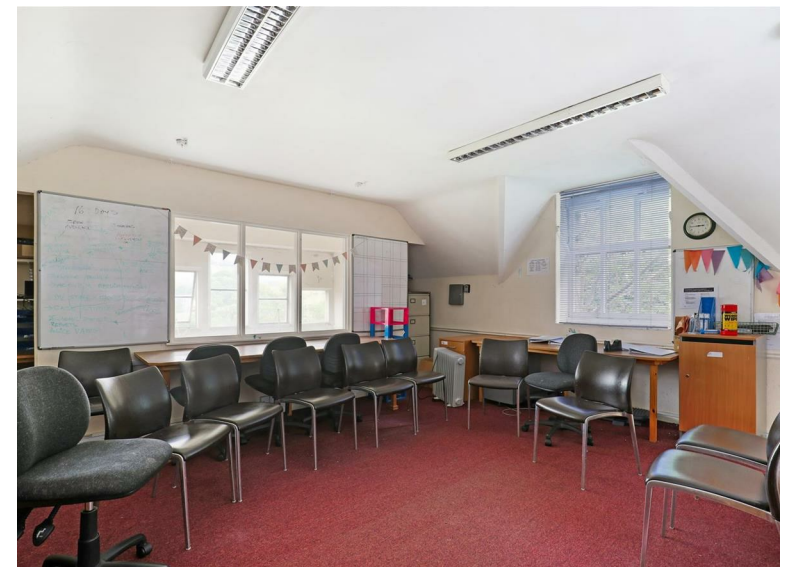
## DESCRIPTION

Nestled on Brimscombe Hill in the charming village of Brimscombe, Stroud, this substantial former school house presents a unique opportunity for those seeking a versatile commercial property, currently classified as F1 use (non residential education & training facilities). Set in a semi-elevated position, the property boasts stunning south-facing views that enhance its appeal and provide a delightful backdrop for any business venture.

In summary, this former school house on Brimscombe Hill is a remarkable opportunity for those looking to establish a commercial presence in a beautiful setting. With its substantial size, flexible usage options, and stunning views, it is a property that truly deserves your consideration.

The building's generous size and layout make it suitable for a variety of commercial uses, subject to the necessary clarifications. Its location offers the perfect balance between the convenience of town amenities and the tranquillity of the surrounding countryside, making it an ideal spot for businesses that benefit from both local foot traffic and a serene environment.

With its rich history and character, this property is not just a space; it is a canvas for your entrepreneurial aspirations. Whether you envision a quaint café, a boutique shop, or an office space, the possibilities are endless subject to any necessary planning consents. The surrounding area is known for its vibrant community and picturesque landscapes, ensuring that your business will thrive in this desirable location.







## DIRECTIONS

The property is most easily found by leaving Stroud on the A419 in the Cirencester direction. On reaching Brimscombe Corner, turn right up Brimscombe Hill. Pass the Primary School on your left and The Old School can be found after a short distance on the left hand side. Please note that there is no allocated parking for The Old School and is best to find parking nearby and walk to the property.

## LOCATION

The Old School is located in Brimscombe, just below the open spaces of Minchinhampton Common offering more than 650 acres of glorious National Trust land with wonderful walks, as well as a popular golf course.

The towns of Stroud and Minchinhampton are both conveniently located nearby.

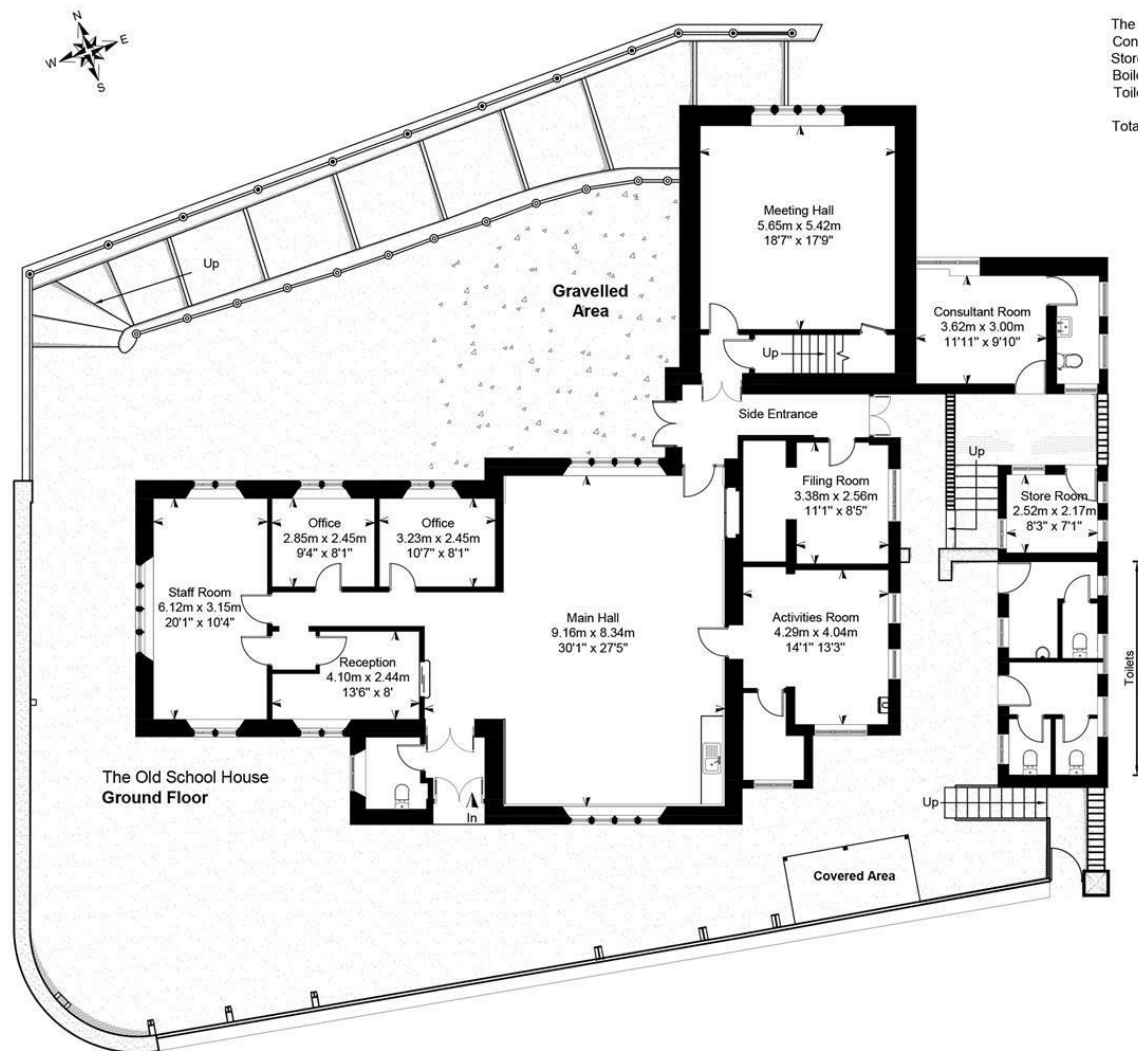
Stroud is a vibrant market town very much with its own identity and a good range of independent retailers, an award winning Farmers' Market and several major supermarkets including Waitrose. It also has many well regarded pubs and restaurants, a multiplex cinema and fitness facilities.

Minchinhampton boasts a host of amenities with several popular cafes, a gastro pub, post office, chemist and village store, to name but a few.

The property is well located for transport links with both the M4 and M5 motorways easily accessible and trains into London Paddington from Stroud mainline station, circa 90 minutes.







#### The Old School, Brimscombe, Stroud, Gloucestershire

The Old School House  
Consultant Room  
Store Room  
Boiler Room  
Toilets

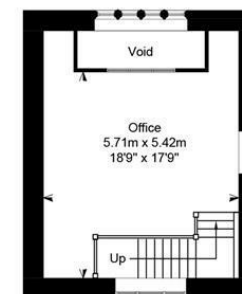
Approximate IPMS2 Floor Area  
245 sq metres / 2637 sq feet  
15 sq metres / 161 sq feet  
5 sq metres / 54 sq feet  
23 sq metres / 248 sq feet  
15 sq metres / 161 sq feet

Total

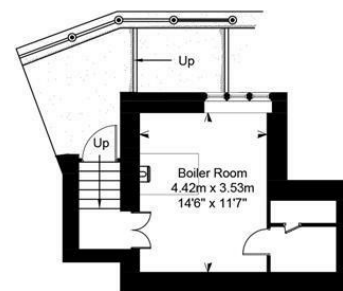
303 sq metres / 3261 sq feet

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Job No SP3788

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



The Old School House  
First Floor



The Old School House  
Lower Ground Floor

Outbuildings  
Not Shown In Actual Location Or Orientation

## MURRAY'S

### 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

Commercial G/169

#### SERVICES

All mains services are believed to be connected to the property. Gas Central Heating.

Ofcom checker: Broadband, Standard 17 Mbps, Superfast 58 Mbps, Ultrafast 1,000 Mbps; Mobile, EE, Three, O2, Vodafone all limited

## SUBJECT TO CONTRACT

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For more information or to book a viewing  
please call our Stroud office on 01453 755552