

THE OLD SWAN · WEST END  
MINCHINHAMPTON





THE OLD SWAN  
11 WEST END  
MINCHINHAMPTON  
STROUD · GL6 9JA

BEDROOMS: 5  
BATHROOMS: 2  
RECEPTION ROOMS: 3

GUIDE PRICE £1,050,000

- Grade II Listed Former Inn
- 22 Foot Sitting Room with Wood Burner
- Over 3700 Sq Ft
- Full of Period Features
- Moments from the High Street and all Amenities
- 4 Bedrooms plus Attic Room
- Self-contained One Bedroom Coach House
- Pretty Rear Garden
- Off Street Parking

A Grade II Listed former Inn, dating back to the 16th Century, beautifully renovated to combine period charm with modern-day living, with 4 bedrooms plus attic room and a self-contained one bed Coach House, located in the heart of the popular market town of Minchinhampton.

## DESCRIPTION

Believed to be the oldest remaining house in Minchinhampton, The Old Swan offers a magnificent Grade II Listed home, steeped in historic interest. Built in 1580, the property has been sympathetically converted and renovated to seamlessly combine period charm, with modern-day living.

The kitchen is clearly the heart of the home. Shaker-style units provide ample storage and there is room for a dining table, as well as breakfast bar seating, for more informal dining. A tiled floor allows for low-maintenance, easy-living. A utility and cloakroom lead off the rear of the kitchen,

creating a useful space to hide-away the laundry. A separate dining room provides an ideal space for entertaining, with an adjoining garden room, perfect for a morning coffee or evening drinks. The sitting room is full of cosy corners, with a wood burning stove for the colder months. The original etched glass windows belonging to the pub, add real character and a sense of bygone days. A cellar runs beneath the whole of the ground floor, accessed via a hatch in the kitchen floor.

Two separate staircases lead to the first floor, where three bedrooms are located, one of which is currently used as a home office and with a further room above, ideal as a teenage suite or dressing room. The

principal bedroom has a spacious en-suite shower room and pretty views along West End. A family bathroom is also located at this level. A fourth bedroom is located on the second floor, together with an attic room, accessed via a separate staircase. The attic room hosts a magnificent feature chimney breast and stunning painted beams and would make a spacious home office/music/play room; fitted with a sprung floor by the current owners, the attic room has previously been used as a dance studio.

A detached Coach House offers stylish, self-contained accommodation, comprising a light-filled sitting room, overlooking the garden, a fitted kitchen and first floor bedroom and bathroom. The Coach House

was previously used as a granny annexe and more recently as a successful AirBnB with 95% occupancy.

The piece de resistance of this home however, is its garden. Landscaped by local designers, Graduate Gardeners, the garden offers a tranquil haven of beauty. Dry stone walling, topiary and well-stocked borders, create a classic English country garden. A gravel courtyard provides room for outside seating for alfresco entertaining and a kitchen garden is tucked-away to the rear of the plot.

Details of The Coach Hose on AirBnB - <https://www.airbnb.co.uk/rooms/34120412>



## LOCATION

The Old Swan is conveniently located in the heart of the market town of Minchinhampton, just minutes from the many amenities the town has to offer. A quintessential Cotswold market town, Minchinhampton benefits from a popular pub, several cafes, village shops and a sought-after primary school.

Minchinhampton Common is within easy walking distance and offers over 600 acres of National Trust land, ideal for scenic walks and also host to a popular golf course. The town has a strong sense of community spirit, regularly hosting country fayres, amateur dramatic performances and local society events and is well-known for the cattle that freely graze the common and often frequent the High Street!

One of the key draws to the area is the excellent choice of schools in both the private and state sector. There are numerous sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham and in the private sector, Beaudesert Park is less than a five minute drive, as well as numerous other schools in the private sector including Westonbirt School in Tetbury, Wycliffe in Stonehouse and several top public schools in Cheltenham.

Stroud is a ten minute drive and has several supermarkets, including Waitrose, as well as an award-winning farmer's market and multiplex cinema. Trains run into London Paddington from Stroud mainline station, circa 90 minutes. The M5 motorway, junction 13 is also easily accessible from Stroud.



## DIRECTIONS

The property is located a few minutes walk from our Minchinhampton Office. Head along West End, in the direction of Minchinhampton Common and the entrance to The Old Swan will be found on the left hand side (second left turn), alongside the entrance to Lamas. Access is via the green garden gate marked number 11.





# 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

Grade II Listed N/A

## SERVICES

Mains electricity, water, gas and drainage are believed to be connected to the property, gas CH.

Stroud District Council Tax Band E £2,715.12  
2024/25. Broadband Standard 7 Mbps,  
Superfast 63 Mbps. Mobile O2, Vodafone limited.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

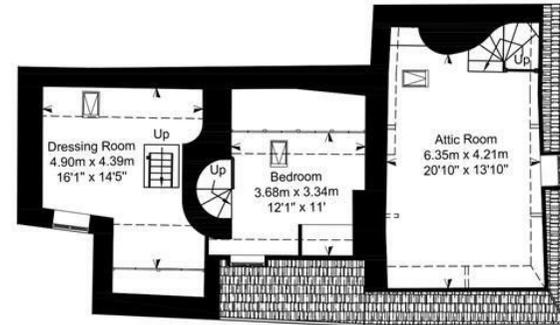
# The Old Swan, 11 West End Minchinhampton, Gloucestershire

Approximate IPMS2 Floor Area	
Main House	249 sq metres / 2680 sq feet
Cellar	45 sq metres / 485 sq feet
Coach House	55 sq metres / 592 sq feet
Potting Shed	2 sq metres / 21 sq feet

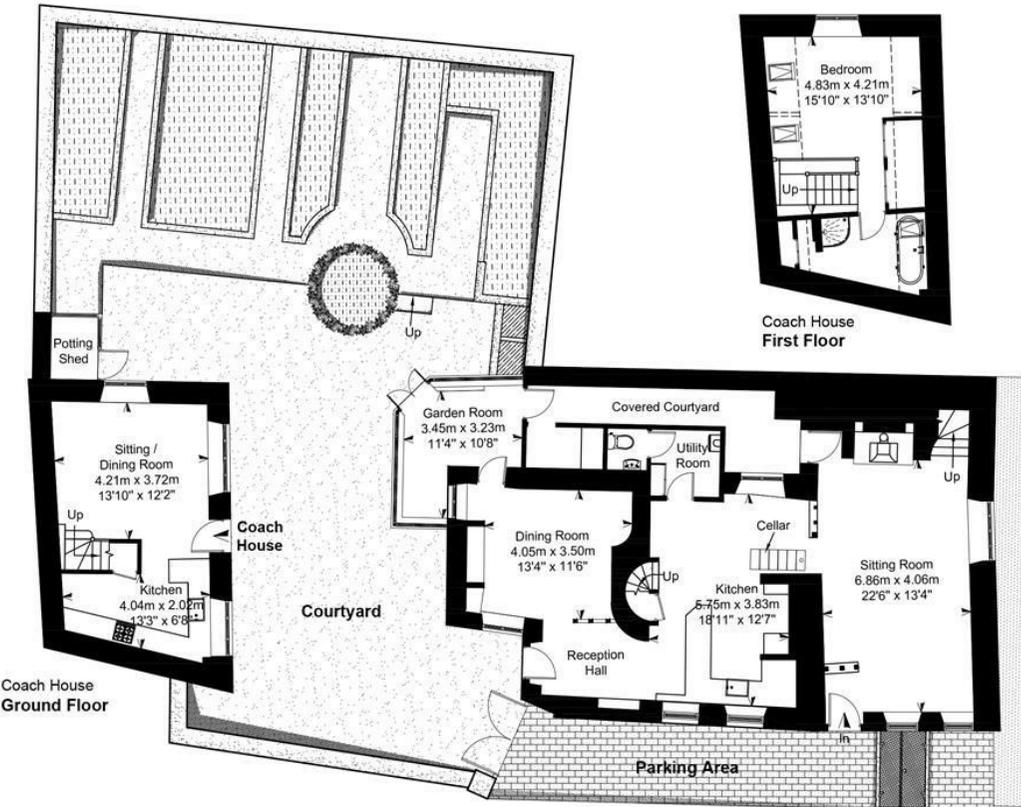
Total	351 sq metres / 3777 sq feet
(Includes Limited Use Area)	31 sq metres / 333 sq feet

Simply Plans Ltd © 2024  
 07890 327 241  
 Job No SP3541  
 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

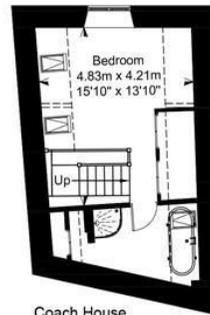
Outbuildings  
 Not Shown In Actual Location Or Orientation



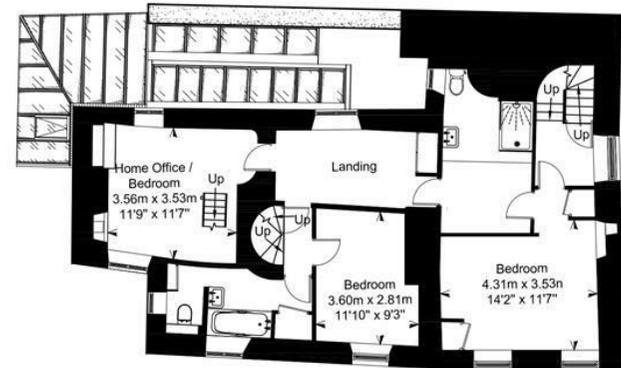
Legend: [Dashed Line] = Limited Use Area  
**Main House Second Floor**



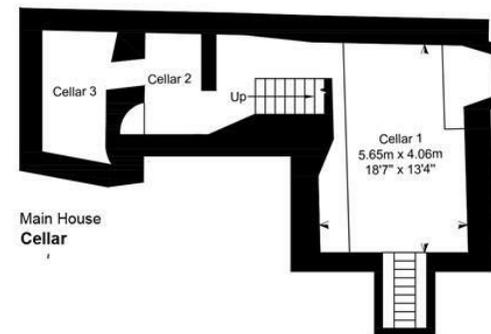
**Main House Ground Floor**



**Coach House First Floor**



**Main House First Floor**



**Main House Cellar**

## SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose ( they not having been tested ), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate