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VINE COTTAGE, THE STREET, LEONARD STANLEY, STONEHOUSE, GL10 3NR

The Property

For those looking for something genuinely special, Vine Cottage offers the opportunity to become part of the story of one of Leonard Stanley's most characterful historic buildings.

Forming part of a remarkable collection of Grade II* listed buildings known collectively as The Mercers House, The Weavers Cottage and Vine Cottage, this enchanting three-bedroom home is believed to have origins dating back to the 15th century. Once part of a much larger historic house, Vine Cottage is now an individual home in its own right, filled with centuries of character and craftsmanship.

This is a house for someone who appreciates the beauty of old buildings: substantial exposed timbers, mellow Cotswold stone, mullioned and leaded windows, softly aged panelling and oak floors all tell the story of its past. Yet importantly, it is not a home preserved in time. The current owners have thoughtfully enhanced it with sympathetic modern finishes, creating somewhere that feels atmospheric and wonderfully individual, while remaining warm and comfortable for everyday life.

Even the approach feels special. Gates open onto a pathway running between beautiful old stone elevations, immediately creating a sense of privacy and escape before reaching the stable door entrance. Inside, the hall and snug introduce the character of the house beautifully, with exposed stone, stripped timber flooring and substantial beams surrounding the open staircase.

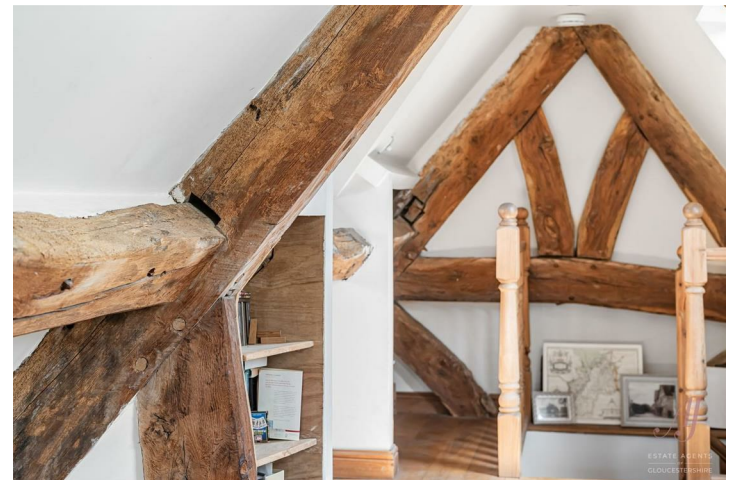
The sitting room is perhaps everything one hopes to find in a home of this age. A magnificent stone inglenook fireplace with log burner forms the heart of the room, while mullioned windows, a deep window seat and French doors look into the gardens. It is easy to imagine this room changing with the seasons — doors open to the garden in summer and the fire glowing on winter evenings.

The fitted breakfast kitchen has been designed to sit comfortably alongside the history of the cottage. Softly painted cabinetry, timber work surfaces, exposed stone and a Belfast sink are combined with practical modern touches including underfloor heating. A freestanding island, built-in seating and room for a dining table create an informal space for cooking, eating and spending time together.

Upstairs, the first floor provides two generous double bedrooms, both retaining beautiful original detail. One enjoys lovely views over the gardens, while the other features a particularly striking timber-framed stone mullioned window with traditional leaded glazing. There is also excellent fitted storage.

The bathroom is a wonderful example of old and new working together. Refitted in recent years, it combines a freestanding bath, walk-in shower and brushed brass fittings with an extraordinary wall of exposed historic timber panelling, allowing the fabric of the building itself to remain the focal point.

Then, at the top of the house, the attic bedroom creates one of Vine Cottage's most memorable spaces. Stretching for almost the full length of the cottage, huge exposed A-frame timbers dominate the room, with oak flooring, rooflights and views across the village and surrounding landscape. There is ample room for a bedroom together with a home office or seating area, as well as extensive concealed eaves storage.





Outside

The gardens feel every bit as individual as the house itself.

They extend alongside and behind the cottage, with mature trees, climbing plants, fig trees, lavender, herbs and richly planted borders creating a wonderfully private and informal setting. Pathways wind through different areas, opening onto a sun terrace for outdoor dining, lawn, greenhouse, garden shed, raised beds and the characterful pizza oven.

There are places to entertain, places to grow, and quieter corners tucked beneath mature planting where you can simply sit and enjoy the surroundings. Looking back towards the house, its mellow stone, timber framing, mullioned windows and climbing greenery create an almost storybook backdrop.

For someone drawn to historic architecture, beautiful gardens and homes that simply cannot be replicated, Vine Cottage is something very different indeed, a chance not just to own a home, but to become the next custodian of a small piece of Gloucestershire history.

A note from the vendors

"Our home has been a magical place to live for the past 6 years and start our family. In the summer it stays gloriously cool inside due to the thick stone walls, with our garden being a perfect, private oasis. The sun sets onto the house in the summer months, so evening meals and sundowners in the garden are always on the cards! The light that fills the house at that time of year is stunning in the evening, filling the house with the golden sunset glow.

Autumn and winter are possibly even better, with the house coming into its own for Christmas time. The log burner and all the cosy corners in the house make you not want to leave your sanctuary, but when you do venture out, all of the nature on the doorstep makes it worth it! There are just so many gorgeous walks to choose from; woodlands, lush valleys and beautiful hilltop views. Living at Vine Cottage has been a privilege and we are glad to be a small part of its long history."



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band D and EPC rating D





Location

Located in the well regarded village of Leonard Stanley, this property benefits from local amenities including a primary school, tennis court, cricket club, social club and a church which are a short distance away. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.



Directions

From the M5 Junction 13, follow the A419 towards Stonehouse. Follow the road past Stonehouse Court Hotel on the right, this road becomes Bristol road. Once you approach a main set of traffic lights, turn right and follow over the canal into Bridgend. Follow the lane into the village of Leonard Stanley on the Downton road to a T junction turn right and follow the road until dips down, Take the left hand turn onto The Street, and the property is located about half way up on the right hand side as denoted by our for sale board.



Approximate Gross Internal Area 1448 sq ft - 135 sq m

Ground Floor Area 565 sq ft – 52 sq m

First Floor Area 535 sq ft – 50 sq m

Second Floor Area 348 sq ft – 33 sq m

Garden Area 2103 sq ft – 195 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	66	81
	EU Directive 2002/91/EC	

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