

An aerial photograph of Pinbury Park, a large, multi-story stone manor house with a complex roofline and several chimneys. The house is surrounded by a well-maintained lawn and a formal garden with a central circular topiary feature. A stone wall runs along the left side of the property. The background is filled with dense green trees and rolling hills under a blue sky with scattered clouds.

Pinbury Park

Sapperton, Gloucestershire

An outstanding small Estate (to let)

Pinbury Park, Cirencester, Gloucestershire, GL7 7LG

Cirencester (5 miles), Kemble Station (6 miles), Cheltenham (13 miles)

Features:

Grade II listed country house with 4 principal bedrooms,
3 reception rooms and further 4 attic rooms

Annexe comprising 2 reception rooms, kitchen, 3 bedrooms and bathroom

Detached three bedroom farm cottage, pair of semi-detached cottages

Attractive stable courtyard including 6 loose boxes, range of farm buildings,
beautiful railed paddocks and farmland

Formal gardens, pasture and woodland

About 84 acres (34 ha) in total





Situation

Pinbury Park is ring-fenced by its own valley down a half mile of long drive with stunning views of the surrounding countryside. The property is found two miles south of the village of Sapperton, nearby Cirencester and Stroud provide good access to local facilities. The larger towns of Cheltenham, Bath, Gloucester and Bristol are all within reach. Easy commuting is available by regular inter-city train services from Kemble and Swindon to London Paddington or via the M4 or M5.

Sporting and recreation facilities in the area include racing at Cheltenham, Newbury and Chepstow. Polo can be enjoyed at Cirencester Park, Aston Down and Edgeworth. Golf can be found at Minchinhampton and Cirencester. Cotswold Water Park offers an array of water sports and leisure facilities.

History

Pinbury Park has a rich history. Until 1593, the estate was a medieval monastic and in 1677 Sir Robert Atkyns bought the Park with his son the MP for Gloucester and lived there until 1711. In 1787, the Bathurst family bought Pinbury from the Atkyns family.

The Arts and Crafts influence in the main house derives from the time when it was home and workplace of Ernest Gimson and the Barnsley brothers. From 1903 to 1928 Lord and Lady Bathurst used Pinbury Park as a summer residence; visitors included Queen Mary and Rudyard Kipling. Another poet of note to reside there is the author John Masefield. Since 1940, the property has been rented out from the Bathurst Estate.





Pinbury Park

Pinbury Park is a fine Cotswold Grade II listed limestone country house of two-and-a-half storeys with traditional stone slate roofs. The estate is principally of the late C16, though it has some C15 remains. The reception rooms are well proportioned and retain many of the original features including shutters, coring, panelling and impressive fireplaces. All rooms have been updated by the current occupier and are decently maintained.

The house is surrounded by formal and informal terraced gardens which are mainly to the southwest and west. An ancient avenue of yew trees known as the Nuns' Walk exists to the west. From the grounds there are stunning views down the Golden Valley. From the road a tarmacked driveway sweeps down into the valley, past the cottages and barns to the main house.

The Main house

Ashlar porch with solid oak door to:
Ground floor:

Entrance hall: with oak panelling and window shutters.

Sitting room: well proportioned reception room with views across the valley. Adam Style fire place with stone surround and hearth.

Dining room: sealed fireplace with stone surround.

Inner hall: from inner hall an oak carved staircase leads to first floor (access to cellar).

Rear entrance hall: flagstone floor, door to kitchen.

Kitchen/breakfast room: tiled floor, double stainless steel sink.

Door to basement housing boilers (including swimming pool heater).

Utility room: timber floor, double stainless steel sink.

Drawing room: good sized room with stone mullion windows and seats, oak panels and plasterwork ceiling by Gimson, large open fireplace with stone surround and hearth, also by Gimson. Exposed floorboards.

Cloakroom: coat rail, wash basin, door leading to WC.

Cellar: flagstone floor and stone benches, external door leading up steps to garden.

First floor:

Bedroom 1: sealed fireplace, fitted wardrobes. En suite bathroom: large enamelled bath, WC.

Bedroom 2: fitted wardrobes and window seat. En suite bathroom: large enamelled bath, WC.

Bedroom 3: sash window with seat. Door leading to passage to bedroom 1. WC.

Dressing room: shower, fitted cupboards.

Bedroom 4: exposed floor boards, window seats.

Second floor:

From the main landing a further flight of hand-carved oak stair to 4 x attic rooms.

Annexe:

Approached from the ground floor or a connecting passage on the first floor. WC and wash basin. (External access in addition).

Ground floor: dining room, kitchen and sitting room, stone steps leading to:

First floor: bathroom, bedroom 1, bedroom 2 & bedroom 3.



Floorplans for Pinbury Park

Approximate Gross Internal Area*:

Main House: 680 sq m (7,320 sq ft)

Annexe: 148 sq m (1,593 sq ft)

Cottage 1: 106 sq m (1,141 sq ft)

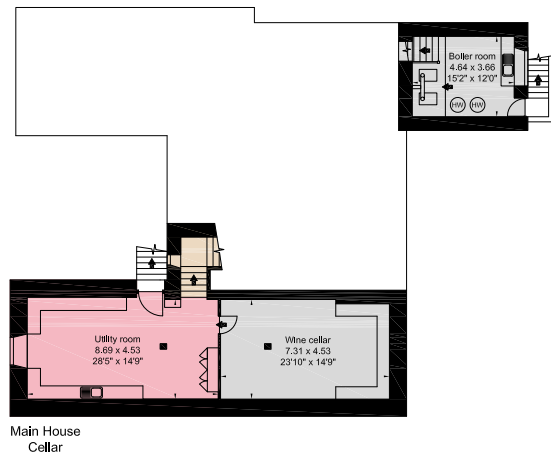
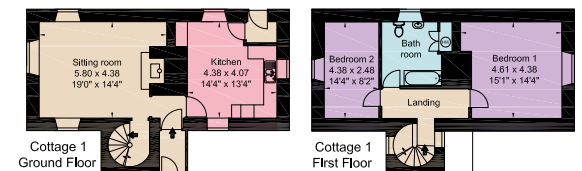
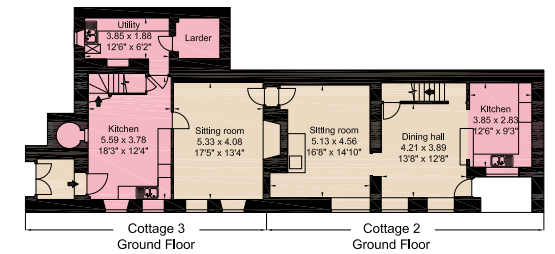
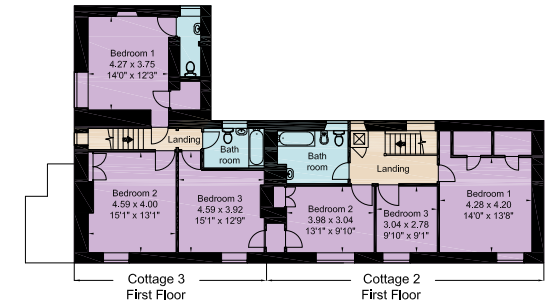
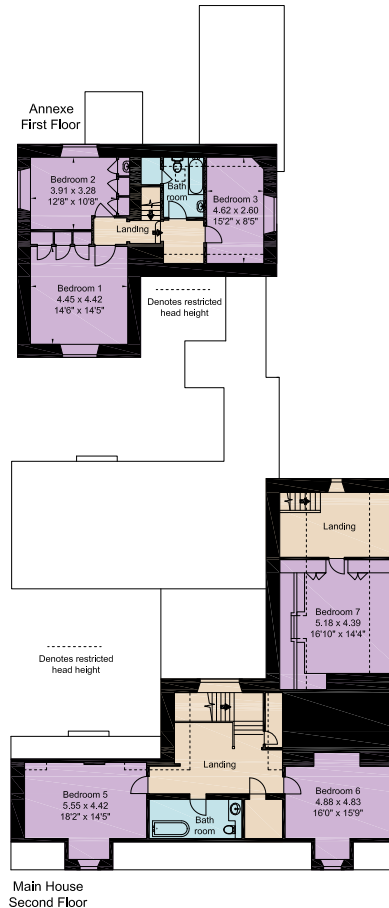
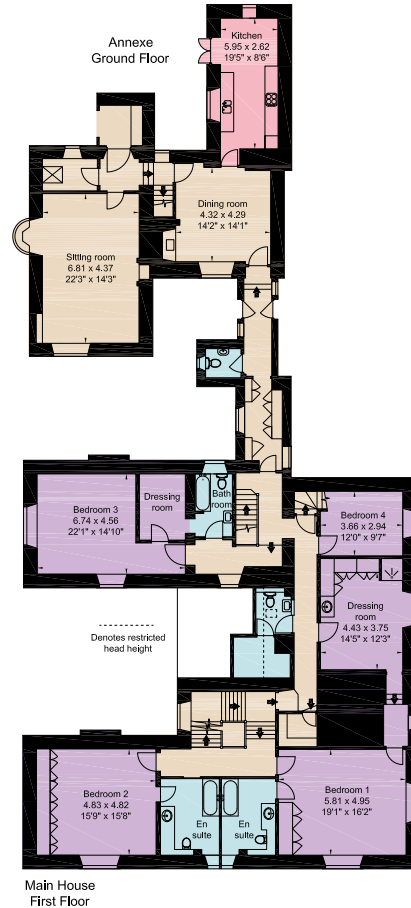
Cottage 2: 123 sq m (1,324 sq ft)

Cottage 3: 139 sq m (1,496 sq ft)

Total: 1,196 sq m (12,874 sq ft)

Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



Outside

Pinbury Park sits within beautifully maintained landscaped gardens with terraces to the north and south and the Nun's walk, an avenue of ancient yew trees, to the west.

To the front of the house there is a terrace, mainly laid to lawn surrounded by idyllic flower borders, set off by a topiary hedge and stone paths. To the west, there is a further terraced garden and rose gardens. To the rear of the house there are extensive lawned areas, mature trees, topiary hedges, paths and steps leading to the swimming pool and a tennis court. Most of the gardens are bordered by large Cotswold stone retaining walls.

Outbuildings

Cotswold Stone garage with garden/tool shed above. Range of stables and useful outdoor storage space. Large Cotswold stone barn with loose boxes and excellent tack and storage areas. Kitchen garden enclosed with Cotswold stone walls. Paddock.

No 1 Pinbury Park Cottage: a detached cottage constructed of Cotswold stone, comprising kitchen, sitting room, 2 bedrooms and bathroom.

A pair of semi-detached cottages (both recently refurbished) comprising 3 bedrooms, 2 reception rooms, kitchen and first floor bathroom.

The Park

A stunning valley of pasture and copse with several springs and horse jumps, bordered by woodland. The land has been nurtured by the current incumbents, using it for rare breed sheep and horses.

The sporting rights will remain with the Estate.





General

EPCs and Council Tax:

| Property | EPC Band | Council Tax Band | 2023/24 payment |
|-------------------|--------------------------------------|------------------|-----------------|
| Main house | F (Exemption register on 10/07/2023) | H | £4,047.28 |
| Annexe | F | C | £1,798.78 |
| No 1 Pinbury Park | E | D | £2,023.64 |
| No 2 Pinbury Park | E | D | £2,023.64 |
| No 3 Pinbury Park | E | D | £2,023.64 |

Fixtures and fittings: Unfurnished

Tenancy: Pinbury Park is offered as whole for a Non Housing Act Tenancy for a term of up to 20 years; subject to any existing wayleaves easements and rights of way. The landlord will be responsible for main roofs, structural timbers, and walls. The tenant will be responsible for all other items including garden walls.

Rent: £20,000 per month*

*Charges: The Following charges may apply- Preparation of a Non Housing Act Tenancy Agreement £354 (Inc VAT) and Credit Reference per applicant £70 (inc VAT).

Tenancy Deposit: 6 months rent depending on circumstances.

Planning: The main house is listed Grade II*.

Services: Pinbury Park has mains water and mains electricity to all of the residential property. There is private draining to a septic tank for the property. All of the residential properties and swimming pool have oil fired central heating.

All of the farm buildings have phase three electricity.

Wayleaves, easements and rights of way: The property is being let subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a bridleway over the land, running below the lower gardens of the main house. Further details are available from the lessor's agent.

Basic Payment: The entitlements to the Basic Payment are not included in the letting.

Designations: The Farm is set in the Cotswold Area of Outstanding Natural Beauty. The woodland are designated as Ancient and Semi-Ancient, forming part of a Higher tier CSS agreement with the Estate. It is also in a Nitrate Vulnerable



Zone (NVZ). Further details are available from the lessors' agent.

Sporting, timber and mineral rights: All sporting timber and mineral rights are not included in the leasehold.

Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the lessors' solicitors on request.

Local authority: Cotswold District Council, Trinity Road, Cirencester, GL7 1PX

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm/estate/shoot we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Directions

From London take the M4 exiting at Junction 15, and take the A419. At the Daglingworth Quarry junction, signposted Perrott's brook and Bagendon, take the second exit. Continue to follow signs to Daglingworth village. Once at the village, take the right turn, signposted 'Sapperton' and continue for 2.5 miles until next junction. Turn right, then drive 0.5 miles where the entrance to Pinbury Park is on the left. The tarmac roadway is ended by a five-bar gate between Cotswold stone wall.



Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker Cirencester 01285 653101.

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