



ST. MARY'S HOUSE & MILL
CHALFORD, STROUD, GL6 8PX

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A rare opportunity to purchase a substantial Grade II* Listed Country House with two attached Cottages, an extensive former Mill building (Grade II Listed), adjacent workshop/stone barn, former Weavers Cottages and separate one-bedroom lodge. The property is set within approximately 3.78 acres (1.53 hectares).

- Cotswold Valley location
- Period Country House (Grade II*), requiring renovation
- Recently renovated adjoining Ivy Cottage and Wing Cottage (Grade II*)
- Characterful Mill Building (Grade II)
- One-bedroom Lodge (Grade II)
- Outbuildings
- Potential sale as Limited Company

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £2,850,000

Wotton-under-Edge, Gloucestershire, GL12 7AD
wotton@david-james.co.uk
Tel 01453 843720
www.david-james.co.uk

SITUATION

St. Mary's is situated in the Golden Valley village of Chalford, within the Parish of Minchinhampton, in the Cotswolds, an Area of Outstanding Natural Beauty. A wide range of amenities can be found in the nearby market town of Stroud, located approximately 3 miles to the north west.

The property is well located providing links via A419 to M5 (8.5 miles), Stroud (3 miles), Bristol, Bath and Cheltenham. Both Stroud and Kemble offer mainline train services to London (approx. 90 minutes).

DESCRIPTION – ST. MARY'S HOUSE

The period property known as St. Mary's House comprises a Grade II* former Mill owners' residence, being re-fronted in 1720 to provide a prominent and grand Country House. The main residence is attached to two cottages known as Wing Cottage and Ivy Cottage.

St. Mary's House provides the opportunity to create a truly stunning Country Manor. The rooms are well proportioned and there is an abundance of character, including sash windows with shutters, exposed beams, panel doors and signature fireplaces. There are various open fires, with single glazing, mains electricity, gas, water and drainage connected. The property sits within good-sized lawned grounds and paddock, extending to approximately 2.56 acres (1.03ha).

The main residence is attached to two beautiful Cotswold stone cottages known as Wing Cottage and Ivy Cottage, part of the Grade II* Listing. These have recently been renovated (circa 2020). The cottages are connected to mains water, gas, electricity and drainage, with underfloor heating to Wing Cottage.

Externally, Wing Cottage benefits from an outdoor seating area and parking for two vehicles. Ivy Cottage is set within good-sized grounds and provides lawned and shrubbed gardens. A bridge over the River Frome offers a picturesque setting. There are also two garages.

The property known as Latil Lodge is located to the north west of St. Mary's House and provides a one bedroom dwelling.

DESCRIPTION – ST. MARY'S MILL

St. Mary's Mill is a Grade II Listed mixed use former mill building, comprising a rare Tangye steam engine, wheelhouse, storage and office space. The property has historically been occupied commercially for offices and storage. The main mill is arranged over five floors and provides predominantly open plan space, with original water wheel and steam engine on the ground floor.

To the rear of the building is a large Stone Workshop and to the side a separate smaller workshop building, former Weavers Cottages and adjacent brick chimney. The assets are also Grade II Listed and provide opportunity for renovation and alternative uses, subject to planning.

LEASES

The residential properties, with the exception of St. Mary's House, are let on Assured Shorthold Tenancy agreements. There are two commercial Tenants to the Mill Building under commercial tenancy agreements.

ACCESS

The site is accessed over a manned/staffed level crossing, providing a unique degree of security. The crossing gates are Grade II Listed and have recently been replaced.

The property hatched blue on the plan and the land to the west is subject to a right of way. The access route is indicated by the green hatching on the plan.

AGENTS NOTES

The properties are assets of Harding Estates Limited (00363872). The company is included within the sale. Accordingly, the purchase can be effected by a share purchase.

GENERAL

Stroud District Council
Wing Cottage EPC – D
Ivy Cottage EPC – D
Latil Lodge EPC – D

COUNCIL TAX

St. Mary's House (E), Wing Cottage (A), Ivy Cottage (D), Latil Lodge (A)

St. Mary's House



St. Mary's Mill



St. Mary's House



St. Mary's Mill



St. Mary's Mill



St. Mary's Mill



St. Mary's Mill



Ivy Cottage



St. Mary's House



Ivy Cottage



Wing Cottage



Ivy Cottage





Ivy Cottage



Wing Cottage



Ivy Cottage



Latil Lodge

SITE PLAN



IVY COTTAGE EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

WING COTTAGE EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

LATIL LODGE EPC

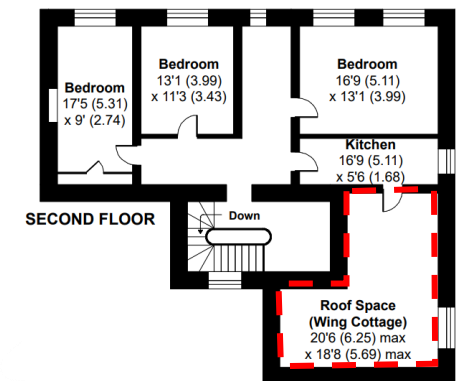
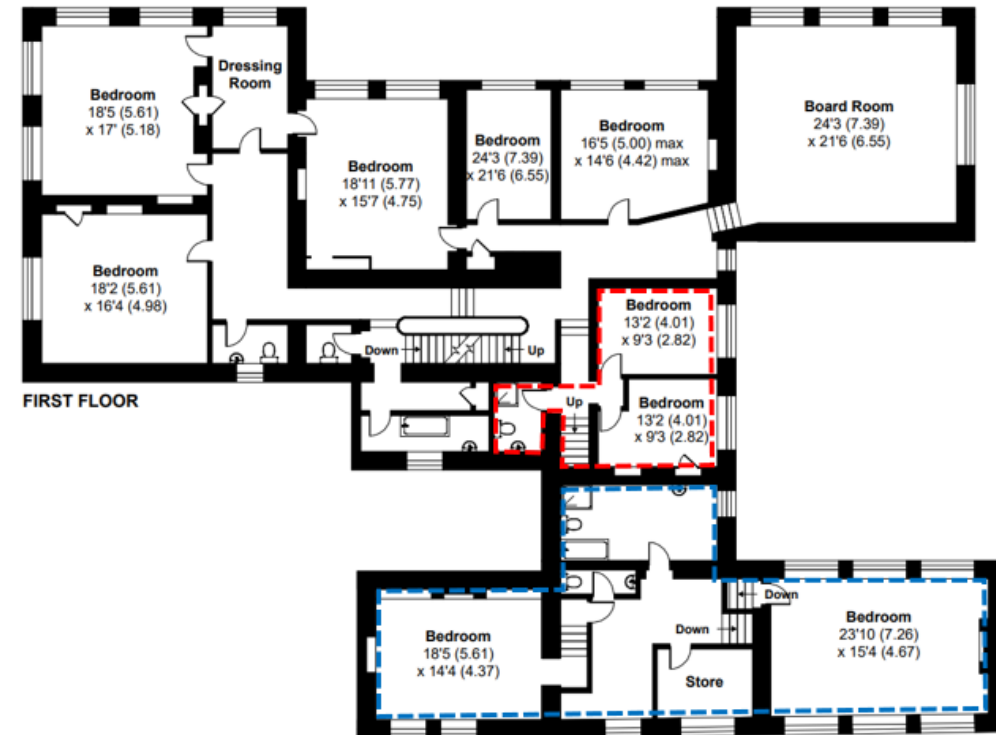
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





DAVID JAMES

ST. MARY'S HOUSE FLOORPLAN

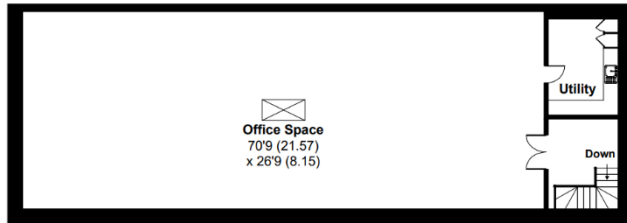


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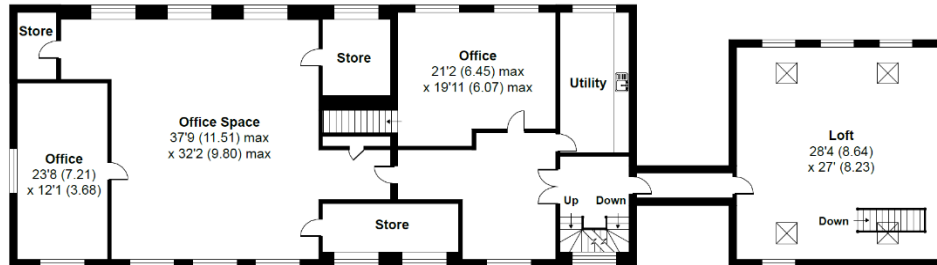
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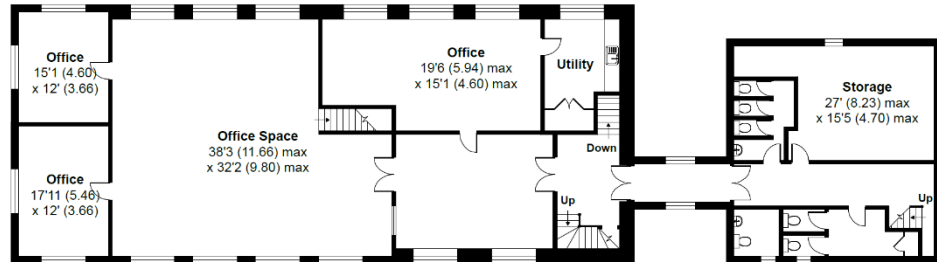
ST. MARY'S MILL FLOORPLAN



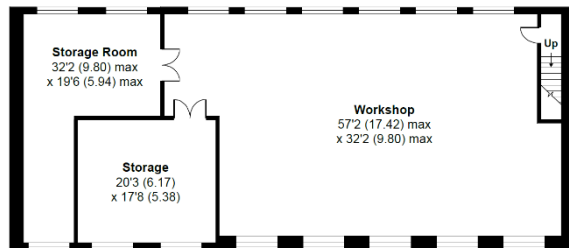
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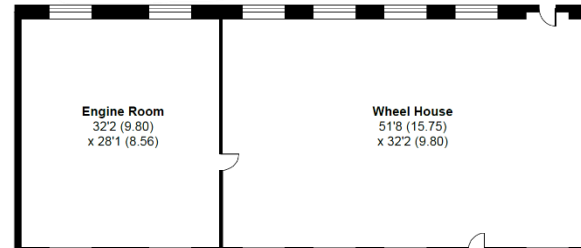
THIRD FLOOR



SECOND FLOOR

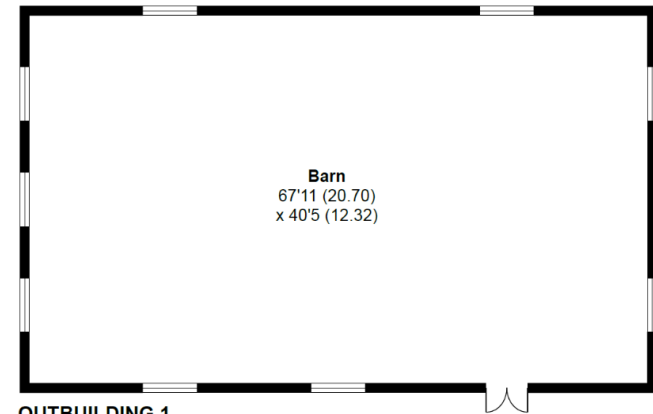


FIRST FLOOR



GROUND FLOOR

STONE BARN FLOORPLAN



OUTBUILDING 1

