

# Inchbrook House

Inchbrook Hill, Nailsworth  
Gloucestershire, GL5 5HD

**PETER JOY**  
Sales & Lettings



*An imposing country house set within three acres at Inchbrook, on the outskirts of Nailsworth town*







## Inchbrook House, Inchbrook Hill, Nailsworth Gloucestershire, GL5 5HD

An grand Grade II Listed Cotswold stone country house set at the top of a sweeping pillared drive at Inchbrook, Nailsworth with over 9,000 Sq. Ft. of accommodation, outbuildings and stables, all set in a superb three acre plot

### Proximity to

Nailsworth centre – 1.0 miles

Stroud centre – 4.0 miles

Cirencester – 13.1 miles

Bristol – 30 miles

Stroud Railway Station – 4.0 miles

(London Paddington service)

Cam and Dursley Railway Station – 12.2 miles

Kemble Railway Station – 12.2 miles

*(Distances and times are approximate).*





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## The Property

Inchbrook House is an imposing Grade II Listed detached country house set at the top of a sweeping pillared drive in an elevated position at Inchbrook. This location, a mile from popular Nailsworth, allows for easy access to the shops and amenities of the town with country walks on the doorstep. Historic England states that the property was first listed in 1980. According to this entry, the original part of the house was built C.1750 and was then extended in 1861. The listing notes Tudor styling, arched windows, ornate carving and detailed dripstones and moulding as architectural features of particular merit. The property has been a happy, multi-generational home for the current owners for some 67 years. It is now in need of renovation, but offers a prospective buyer a unique opportunity to refurbish a substantial character home to their own taste and style, subject to relevant consent.

There is masses of accommodation on offer here, arranged over four floors. An entrance hall with grand Victorian stone staircase, cloakroom/W.c, snug, formal 30' drawing room, 17' dining room, 17' kitchen, greenhouse, utility room, pantry, 20' games room (which was once the kitchen) and a 16' studio that opens onto the rear courtyard are on the ground floor. A landing, six bedrooms and two bathrooms are on the first floor, with further accommodation on the second and third floors. This was originally the servants quarters, and is now a self contained space with 13' kitchen, 13' sitting room, bedroom and bathroom, with four attic rooms above. Original features have been retained throughout the property, with character and interest everywhere you look. A truly wonderful house – an appointment to view is essential.

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## Outside

The property is approached via an impressive gated driveway that sweeps up to the house. Set within just over three acres of gardens and grounds, the estate offers a mix of formal lawns, a versatile workshop/stable complex, a carport, garage with loft storage, and a charming paved courtyard accessed directly from the studio. The stable and workshop block, positioned to the right of the drive and set slightly below the house, features four loose boxes, a garage, a workshop, and a hay loft above. To the front of the property lies a generous parking area with ample space for multiple vehicles and easy turning, complemented by a secondary gated entrance onto Inchbrook Hill. This additional drive continues around to the rear, where you'll find a covered store, further garaging with loft storage, and an additional carport.

The formal garden, situated on level ground beneath the house, is bordered by mature specimen trees and apple trees, providing structure and seasonal interest. Beyond this lies the enchanting Woodland Garden, which extends to the north and east of Inchbrook House. Here, mature trees mingle with several practical storage sheds and an original Victorian stone-built pond, adding both character and charm. A private paved terrace positioned behind the house, above the garage, Altogether, this is a wonderfully private setting—an exceptional garden retreat, perfect for families or the keen gardening enthusiast.

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## Location

The property really does enjoy the best of both worlds - a rural location, but with the shops, amenities and community of Nailsworth just a couple of miles away. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Nailsworth is also home to Forest Green Rovers Football Club and there is both state and private schooling within the area. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

## Property information

The property is freehold. Oil and solid fuel heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast broadband, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone), although service may be limited inside the house.

## Viewings

Strictly by appointment with Peter Joy Estate Agents. Contact us on 01453 833747 or email [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)

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Approximate Gross Internal Area = 598.8 sq m / 6445 sq ft  
 Outbuildings = 278.4 sq m / 2997 sq ft  
 Total = 877.2 sq m / 9442 sq ft  
 (Including Garage / Excluding Eaves / Car Port)

□ = Reduced headroom below 1.5m / 5ft

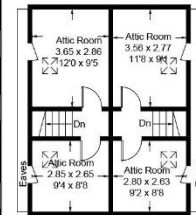
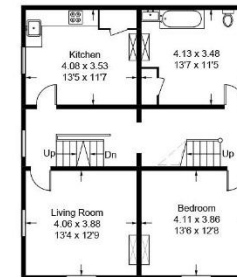


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1236081)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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