



The Olde Golden Fleece and Fleece Cottage, The Butts, Rodborough, Gloucestershire, GL5 3UN
Price Guide £900,000



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A unique opportunity to buy a very special Grade II listed Cotswold stone former public house AND an attached two bedroom cottage in ever popular Rodborough with masses of original character, 2,500 sq.ft of living space, a good garden and both a garage/workshop and a studio outbuilding.

THE OLDE GOLDEN FLEECE - ENTRANCE HALL, 23' SITTING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, 14' DINING ROOM, 22' KITCHEN WITH FEATURE VAULTED STONE CEILING, UTILITY ROOM, FIVE BEDROOMS, ONE WITH EN SUITE W.C, BATHROOM, GARAGE/WORKSHOP AND GARDEN WITH A STUDIO OUTBUILDING. FLEECE COTTAGE - ENTRANCE HALL, SHOWER ROOM, CLOAKROOM/W.C, SITTING ROOM, KITCHEN, TWO BEDROOMS, TERRACED GARDEN.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

Welcome to The Olde Golden Fleece, a superb Grade II listed residence in a prominent position within Rodborough. This area is well known for its thriving, inclusive community, with the legendary Prince Albert public house within staggering distance, hundreds of acres of National Trust land just up the hill and the shops, amenities and train station of Stroud within easy reach. Formerly a public house itself, the property has been retired from commercial use for many years and is now a welcoming, characterful home. The current residents also own Fleece Cottage, an attached Grade II Listed stone property at the rear, and this is included in the sale, although listed on a separate title, so buyers are buying two properties here. Historic England informs us that the properties were first listed in 1974. According to this entry, the property dates back to early 1800s, The house is noted for it's Ashlar frontage and chimneys, gable parapets and iron railings with urn finials to road.

The main property extends to some 2000 sq.ft. An entrance hall, 23' sitting room with fireplace and wood burning stove, 14' dining room, wonderful 22' kitchen with stone vaulted ceiling and utility room are on the ground floor. A staircase leads up from the hall to the first floor, with a landing, two bedrooms and a bathroom on this level. Three further bedrooms, one with an en suite W.C are at the top of the house. In addition, The attached Fleece Cottage comprises an entrance area, shower room, cloakroom/W.c, sitting room and kitchen on the ground floor, with two bedroom upstairs. This could be ideal for a buyer looking for multi generational living, a first class work space or to generate an income by letting the cottage out. All in all a real opportunity for a lucky buyer – viewing highly recommended.



Outside

The Olde Golden Fleece benefits from a good garden and a garage/workshop with a courtyard area behind. The garage/workshop is at road level, with a gate in the railings to the path to the front door. There is a paved courtyard area behind the garage, with the majority of the garden behind the property, by the cottage. There is a terraced area by Fleece Cottage, and this was originally fenced in but is now open to the garden of The Olde Golden Fleece. This level area is mostly laid to lawn, with a paved area, ideal for a table and chair set or outdoor sofa. Beyond this is a summer house/shed, and at the end of the plot the owners have constructed a 16' studio outbuilding.

Location

Rodborough is home to two primary schools, parks, play areas, some great pubs, with Michinhamptonnd Rodborough commons just up the hill. Nearby Dudbridge offers a range of conveniences, including two supermarkets, a bowls club, a playing field, and a petrol station. Vibrant, creative Stroud town is close by and provides a variety of independent shops, local pubs serving beers and ciders from the area, and numerous cafes, bars, and restaurants. The surrounding area offers a wide range of amenities, including supermarkets, a hospital, state and private schools, a leisure centre, a sports centre, and a weekly farmers' market. Stroud also has a mainline railway station with services to London Paddington. Nearby, Cirencester is 10 miles away, Cheltenham is 15 miles, and Swindon is 25 miles, all easily accessible by car.

Directions

To reach the property, leave Stroud via the A46 heading toward Nailsworth. Just before arriving at "The Clothiers Arms," turn left onto Rodborough Hill. Follow the hill upward, passing "The Prince Albert," until you see The Olde Golden Fleece on your right, just after the road narrows. For your first visit, it's recommended to park either near the pub or on the Common above.

Property information

The two properties are on separate titles and are freehold, although there is a Flying Freehold as the cottage extends over part of the house. Both are listed Grade II, but are held in separate Titles. Both are within a Conservation Area. Mains gas, electricity and water are connected to both properties. Council tax bands E and A respectively. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although service may be limited inside the house.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

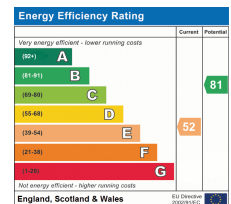


The Butts, Rodborough, Stroud, GL5

Approximate Area = 1947 sq ft / 180.8 sq m
 Cottage = 531 sq ft / 49.3 sq m
 Garage / Workshop = 370 sq ft / 34.3 sq m
 Outbuilding = 208 sq ft / 19.3 sq m
 Total = 3056 sq ft / 283.7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Peter Joy Estate Agents. REF: 1227186



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.