



Combe House, The Street, Stinchcombe, GL11 6AW  
Offers In The Region Of £1,100,000

**HUNTERS**  
EXCLUSIVE





**Garden Room**



# Combe House, The Street, Stinchcombe, GL11 6AW

Dating back to 1764, Combe House is a substantial Grade II listed property of notable architectural and historical importance. Originally built as the farmhouse for Street Farm, the house and its accompanying buildings have been carefully maintained as part of a single holding for much of their life.

A truly rare offering, Combe House has had only two owners in the past 74 years, a testament to the enduring appeal and special character of this remarkable home. The current custodians have lived here for nearly 30 years, during which they have undertaken an extensive and sympathetic restoration of the property, preserving its historic charm while enhancing it for modern living.

A standout feature is the converted North wing, now a generously proportioned two-bedroom cottage. Currently let, the cottage provides flexible options for rental income or multi-generational living, such as accommodation for elderly relatives or independent space for teenagers. Thanks to its own separate staircase, the cottage could be seamlessly reabsorbed into the main house if preferred.

Set in large gardens with far-reaching views towards Stinchcombe Hill, the property is approached via a gravel driveway and features a double carport, alongside a number of barns and outbuildings, offering further potential (subject to the appropriate consents).



*Lounge*



*Dining Room*



*Kitchen*



**Bedroom One**



**Attic Bedroom**



**Main Bathroom**



**Mezzanine Bedroom**





***Aerial Photograph***



***Cottage Lounge***



***Cottage Kitchen***



***Cottage Bedroom One***





**Driveway**



**Aerial Photograph**

## **TENURE**

Freehold with vacant possession upon completion.

## **COUNCIL TAX BAND**

House - F  
Cottage - C

## **SERVICES**

The property is connected to mains gas, water and drainage.

## **EASEMENTS**

We have been informed there are no rights of way or easements.

## **LOCAL AUTHORITY**

Stroud District Council  
Telephone: 01453 766 321

- Built in 1764; Originally the Farmhouse for Street Farm
- Rich in Character with Architectural Significance and Period Features
- Only Two Owners in the Last 74 years
- Carefully Renovated by Current Owners
- North Wing Converted to a Large Two-Bedroom Cottage
- Ideal for Multi-Generational Living, Rental Income, or Guest Accommodation
- Set in Large Gardens with Stunning Views Towards Stinchcombe Hill
- Includes Separate Barn and Outbuildings with Further Potential (Subject To Nec. Planning Permission)
- Close to Dursley, Cam and Wotton-under-Edge for Shops and Services
- Located on The Street, Stinchcombe – A Picturesque Cotswold Village

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

# Combe House, The Street, Stinchcombe, Dursley, GL11

Approximate Area = 3882 sq ft / 360.6 sq m (includes carport)

Limited Use Area(s) = 181 sq ft / 16.8 sq m

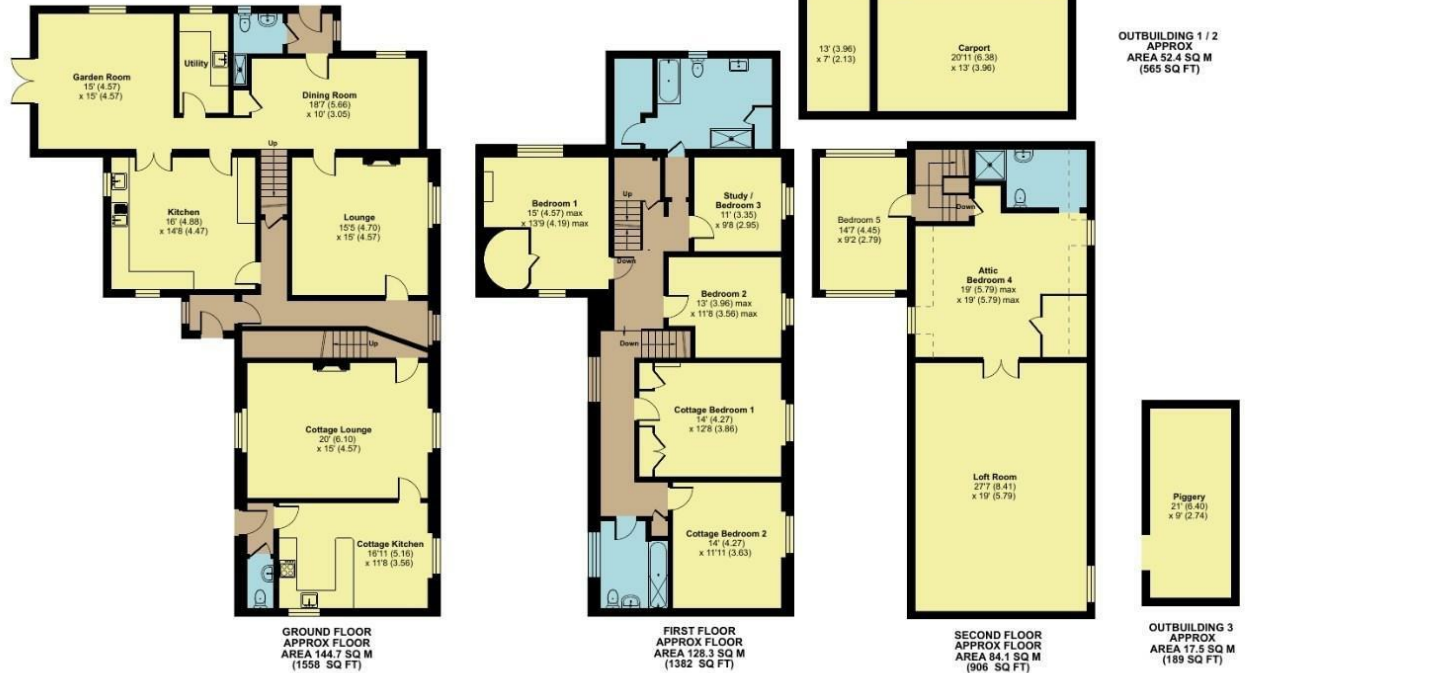
Outbuildings = 754 sq ft / 70 sq m

Total = 4817 sq ft / 447.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1178065

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

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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