

# HUNTERS<sup>®</sup>

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## The Green

Stone, GL13 9LB

Offers In The Region Of £1,100,000



7



4



6



E

Council Tax: G



# Porch House The Green

Stone, GL13 9LB

## Offers In The Region Of £1,100,000



### Property details

The accommodation is arranged across three floors and offers exceptional versatility. The layout naturally lends itself to guest accommodation, home-working requirements or potential income generation, with distinct areas capable of operating independently if desired. The welcoming entrance hall leads to a selection of elegant reception rooms. A formal dining room features attractive oak flooring, exposed timbers and a traditional fireplace, creating a warm and inviting atmosphere. Additional reception rooms provide generous living and entertaining space, linked by characterful architectural details and enjoying pleasant views across the village green.

At the heart of the home is a beautifully appointed country-style kitchen fitted with classic shaker cabinetry, a central island and range cooker. Overlooking the gardens, the kitchen offers ample space for informal dining and is further enhanced by a pantry and adjoining utility room. A practical boot room provides everyday convenience, while a striking home office with vaulted ceiling creates an inspiring workspace.

One of the property's most impressive features is the substantial vaulted family room. This

exceptional space includes a mezzanine level, flagstone flooring and expansive proportions ideal for entertaining, family gatherings or leisure pursuits. A wet room and flexible dining or recreation area.

The first floor hosts four generous double bedrooms and a family bathroom. The principal suite is particularly impressive, featuring a spacious dressing area, luxurious en-suite bathroom with freestanding bath and walk-in shower. The second floor provides three additional bedrooms offering ideal accommodation for older children, guests or live-in support.

Outside, the enclosed rear garden provides a wonderfully private setting. A paved terrace creates the space for outdoor dining and entertaining, while the lawn, established planting and colourful borders have been thoughtfully maintained to create a peaceful and attractive environment throughout the seasons. Additional storage buildings and outbuildings add practicality, while the detached double garage benefits from independent vehicle access via a private lane.

Porch House presents a rare opportunity to acquire a substantial period home offering remarkable flexibility, timeless character and

extensive accommodation in a sought-after South of Gloucestershire village setting. Available with no onward chain, the property combines historic charm with modern lifestyle potential, making it ideally suited to a wide range of purchasers.

Important Notice: Whilst every effort has been made to ensure these particulars are accurate, they are provided for guidance only and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy. The property is exempt from the requirement to provide an Energy Performance Certificate due to its listed status.

#### aml

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and

Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



A satellite map view of the town of Stone, UK. A red location pin is placed in the center of the town. The map shows green fields, roads, and buildings. The word 'Stone' is written in white text over the town. At the bottom, there is a Google logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

## A map snippet from Google Maps showing a location in West Virginia. An orange pin marks a spot labeled "Stone". To the northeast of the pin is the label "Woodford". The map shows a network of roads and a river. The Google logo and "Map data ©2026 Google" are visible at the bottom.

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Please contact our Hunters Thornbury Office  
on 01454 411522 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

EU Directive 2010/65/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

EU Directive 2010/65/EC

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