



PRIORS CROFT

Prinknash, Cranham, Gloucestershire, GL4 8EU

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A rare opportunity to acquire both a residential property with land for lifestyle and investment purchasers without doubt, extraordinary home in an exquisite location.

- A unique and exceptional setting
- Part of the Prinknash Abbey Estate with adjoining Bird and Deer Park
- A detached three bedroom home with adjoining outbuildings
- Excellent future development opportunity of the main house and outbuildings
- A beautiful and holistic walled garden
- Lavender field/Paddock
- Adjoining orchard
- Stunning views
- Plot in its entirety C5.79 acres

AN EXCEPTIONAL OPPORTUNITY

Set on the Prinknash Abbey Estate, in an extraordinary setting, Priors Croft is steeped in a wonderful local history and only the second time in its lifespan that it has come to the open market. It offers a magnificent and completely unique opportunity for a buyer to acquire a detached cottage and outbuildings with exceptional potential, walled garden, lavender field of c3 acres totalling c5.79 acres

PRIORS CROFT

An increasingly rare opportunity to acquire a traditional Victorian Flemish bond detached property, surrounded by open countryside and enjoying far-reaching views over its own private land and broader undulating countryside. It offers considerable scope for renovation and together with a range of attached outbuildings, it provides potential for exciting future development to reimagine the entire living accommodation subject to a purchaser's requirements and planning consideration.

The property and outbuildings are centrally located within its own plot and adjacent walled gardens that together, extend to c2.68 acres. The house offers lateral living and bedroom space that whilst habitable, offer great scope for future plans. Spanning c1780 Sq Ft internally, the accommodation comprises, a kitchen/breakfast room, dining room, study and sitting room on the ground floor. With three large bedrooms along with a shower room on the first floor.

A LIFESTYLE HOME WITH EXCEPTIONAL POTENTIAL

The surrounding land enhances the appeal of the holding, making it suitable for a variety of residential, agricultural, or lifestyle pursuits (subject to the necessary planning permission being granted). This is a rare chance to secure a characterful rural holding with exceptional potential in one of the area's most beautiful locations.



GARDENS AND GROUNDS

The approach sets a spectacular scene for Priors Croft, with a long drive that meanders through the Prinknash Abbey Estate, ending at the property in this picturesque setting. There is ample parking for multiple vehicles.

The private gardens and grounds of Priors Croft are a fundamental element to the overall opportunity and scope. Set into three distinct lots, the offering is an extraordinary combination of an immediate garden surrounding the house, an orchard, 3 acre lavender field/paddock and the most exquisite walled garden. The latter, has historically been used as a holistic haven, offering an immersive and extraordinary setting. There are many facets to the gardens that make it extraordinary, not least the abundance of fruit trees, a small apple orchard and walkway, beehives, wildflowers and pathways to fully immerse oneself. The lavender is set within the paddock adjacent to the house, gently sloping to meet a small copse, the abundance of lavender can be cultivated for essential oils.

With a curtilage extending, in total to c5.79, Priors Croft, and its land, overlooks an enchanting valley. Set amidst unspoilt countryside, the property benefits from a spectacular outlook across undulating fields, wooded valleys and open moorland, offering a unique combination of tranquillity, privacy and natural beauty.

LOCATION

Without doubt, this is one of the most special and unique locations of anything on the market within the area. Nestled within a rolling valley, the views are panoramic and part of the overall experience of the house. Whilst distinctively rural, the location is extremely accessible, with close motorway connections including the M5 and the M4. It is well located with close proximity to the larger centres of Cheltenham, Gloucester, and Stroud sitting centrally between all three major attractions with their extensive day to day offerings, leisure facilities, shopping and lively café/restaurant scenes. All three offer exceptional schooling both in the state and private sector making it equidistant to some of the best names in education including The Cheltenham Ladies' College, Cheltenham College, Beaudesert Park Prep School in nearby Minchinhampton, Wycliffe College and Junior school in Stroud, The Kings School Gloucester and exceptional Grammar options very locally. The neighbouring villages of Painswick, Birdlip and Cranham offer excellent local primary schools and some traditional public houses, the latter being within a walk of the property.



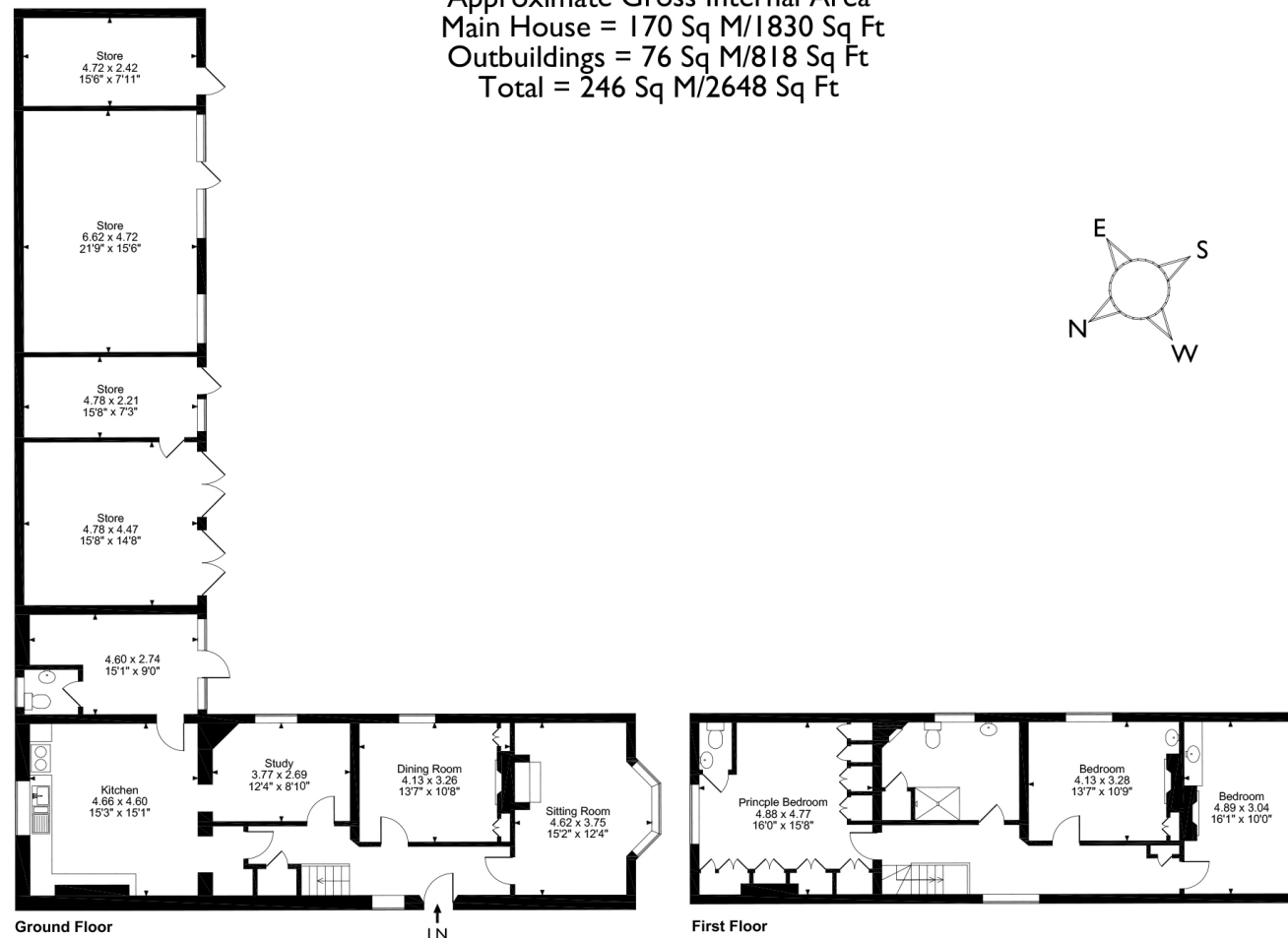
SERVICES

- There is spring water in perpetuity that feeds the garden and lavender field
- Mains water and electricity to the main house
- Electric central storage heating
- Shared sewage with the larger estate
- Right of access through the estate

Please note, the boundaries are assumed to be correct. All photos and survey extracts are provided for guidance purposes only.



Priors Croft, Prinknash, Gloucester, Gloucestershire
 Approximate Gross Internal Area
 Main House = 170 Sq M/1830 Sq Ft
 Outbuildings = 76 Sq M/818 Sq Ft
 Total = 246 Sq M/2648 Sq Ft



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 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height.
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