

Middleyard, Kings Stanley, Stonehouse, GL10 3QF



- Charming Cotswold stone cottage full of character
- Well-proportioned accommodation arranged over three floors
- Welcoming sitting room ideal for everyday living
- Fitted kitchen leading into a bright conservatory
- Three bedrooms including a spacious top-floor principal bedroom
- EPC D

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A beautifully characterful Cotswold stone cottage, quietly positioned within the highly sought-after village of Kings Stanley. Middleyard Farm Cottage combines traditional charm with well-proportioned accommodation arranged over three floors, making it an ideal home for those seeking village life with easy access to Stroud and the surrounding countryside.

The ground floor offers a welcoming sitting room with an abundance of natural light, providing a cosy yet generous space for everyday living. To the rear, the kitchen is thoughtfully laid out with ample workspace and storage, flowing naturally into a delightful conservatory that enjoys views over the garden and creates a perfect spot for dining or relaxing throughout the seasons.

On the first floor are two well-sized bedrooms along with a family bathroom, while the second floor is dedicated to an impressive principal bedroom. This top-floor retreat benefits from excellent proportions and characterful features, creating a peaceful and private space.

Built from classic Cotswold stone, the cottage has an undeniable charm and a warm, welcoming feel throughout. Outside, the property enjoys a pleasant garden setting, ideal for entertaining, gardening, or simply enjoying the village surroundings.

Middleyard Farm Cottage represents a wonderful opportunity to acquire a charming village home in one of the area's most desirable locations.

Amenities

Kings Stanley is a particularly popular and well-regarded village, prized for its strong sense of community and attractive position between the rolling Cotswold countryside and the Severn Vale. The village has a welcoming, traditional feel, with a range of everyday amenities including a well-regarded primary school, village shop, public house and an active village hall that hosts a variety of community events throughout the year.

Surrounded by open countryside, Kings Stanley is ideal for those who enjoy walking, cycling and outdoor pursuits, with a network of footpaths and quiet lanes leading directly into the surrounding landscape. Despite its semi-rural setting, the village remains highly convenient, with Stroud's vibrant town centre just a short drive away. Stroud offers an excellent selection of independent shops, cafés, restaurants and the award-winning farmers' market, as well as a mainline railway station providing direct services to London Paddington.

The area is also well placed for access to neighbouring villages and larger centres such as Stonehouse, Stroud and Gloucester, making Kings Stanley a particularly appealing choice for those seeking village life without sacrificing connectivity.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office at 5 London Road, proceed along London Road and continue out of Stroud following signs for Stonehouse / A419. At the roundabout, take the appropriate exit towards Stonehouse and continue for a short distance.

Turn left signposted Kings Stanley and follow this road into the village. Continue through Kings Stanley, passing the village amenities, and follow the road out towards Middleyard. Middleyard Farm Cottage will be found along this stretch.

What 3 Words: **courage.flamed.unlimited**

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Gas

Local Authority

Stroud District Council, Stroud

Council tax Band - C

Our reference

NAI260008

3rd February 2026

We'd love to hear from you

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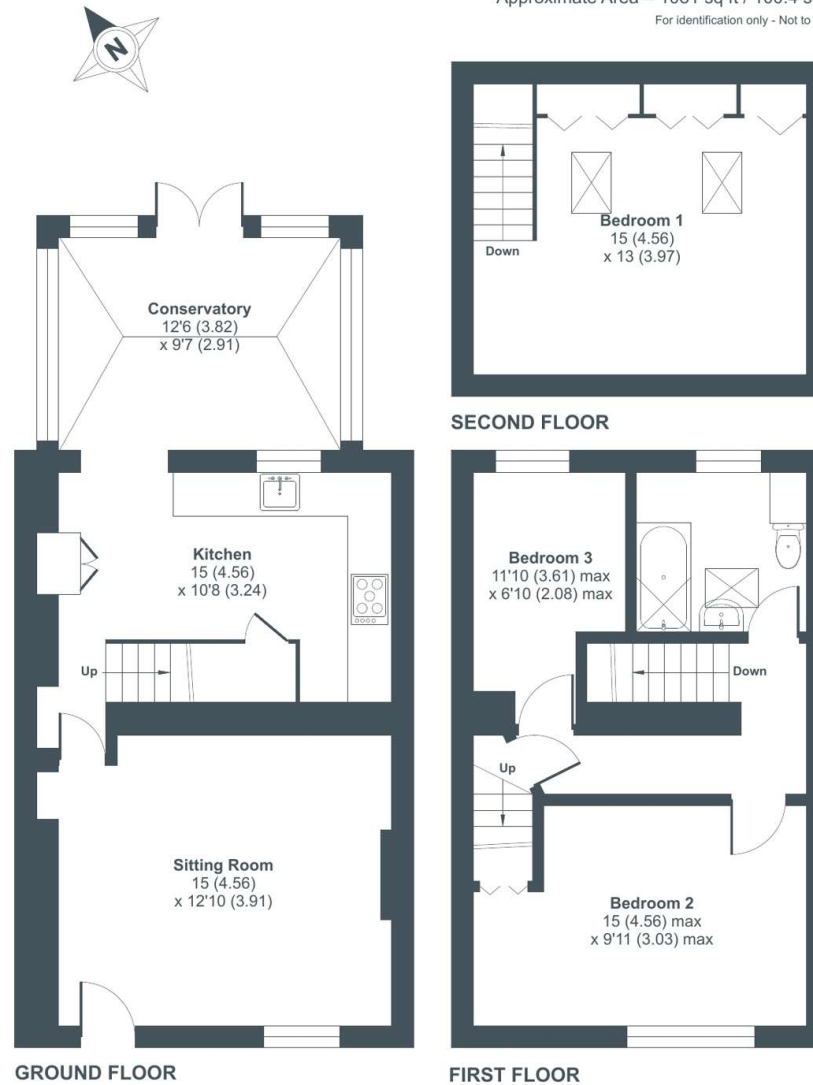




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Approximate Area = 1081 sq ft / 100.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Perry Bishop. REF: 1404790



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