

# PerryBishop

PROPERTY MADE PERSONAL



**Friday Street**, Minchinhampton, Stroud, Gloucestershire, GL6 9JL

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## Key Features



3

Bedrooms



3

Bathrooms



3

Receptions

- Peaceful location yet only minutes from a village grocery, thriving rural pub, two cafes, a hairdressers, a beautician and other independent stores
- Open stone fireplace with gas stove
- Flagstones, timber staircases, latched planked doors and built in wardrobes and cupboards
- Gas range cooker
- Low maintenance courtyard garden and sundeck
- Ideal lock up and leave if desired, private yet central
- Parking either on the lane directly in front of the cottage or in the community car park only a minute or two on foot from the front door
- Ideal for country sports and fitness pursuits such as riding, running and cycling given its access to the common and lanes to nearby Gatcombe Park, Nailsworth and Cirencester, plus a fitness hub gym at the community centre close by

## About the property

Welcome to this delightful three storey Cotswold stone Grade II Listed cottage set on a secluded lane, winding down to the historic market place of one of Gloucestershire's jewels - the picturesque town of Minchinhampton - and only minutes from the protected common where cows and horses graze all summer. The Unicorn House is believed to date back to the early 1800s and is one of a row of cottages which form part of a street scene that has barely changed since this time. This beautifully presented historic home has three bedrooms, each large enough for a king-size bed, a family bathroom with a rolltop bath and two further shower rooms. The lower ground floor, with its two linked reception rooms, is laid with flagstones and retains original beams either side of a stone fireplace which houses a gas burning stove, combining cosiness with convenience. These lead to a Shaker style wooden kitchen with a Rayburn range cooker and a separate breakfast room, both overlooking a charming and secluded courtyard garden, with two brick built and tiled stores, one fitted with electricity and plumbing for a washing machine and tumble drier. A sun deck to catch the rays until sundown can be accessed from the first floor, with its main bathroom, shower room and two bedrooms. Another timber staircase leads to a guest suite on the second floor which is vaulted to the beams, with a bedroom opening to a sizeable shower room. All bedrooms have estate carpenter built storage and latched timber doors with the two first floor bedrooms overlooking the

quiet front lane while the family bathroom, sundeck and top floor guest suite have views of the wildlife haven of Lemon Fields, surrounding gardens and rooftops, to the rear.

The Unicorn House sits at the top of Friday Street, lined with cottages and stone walls, which winds down to the Minchinhampton market place, with views of the church and steeple. This lovely Cotswolds home with internal space of 154 sqm/1656 sq ft has been sensitively renovated and decorated throughout to provide a tranquil and comfortable home in keeping with its historic origins. From the moment you enter from the lane, through a timber front door and lobby with a glazed door, you are in your own serene space, warmed by the stove, with light pouring through from the rear all day long, able to enjoy lazy breakfasts and lunches in the courtyard and full sun on the deck right until sunset. Meals can be prepared in the Shaker kitchen with its glazed and timber panelled cupboards, beech worktop, Rayburn gas range and separate electric hob. (There is space and a cooker point for an additional electric oven if desired). At the end of the day you can soak in the rolltop bath in a bathroom finished with a freestanding Fired Earth sink and chrome radiators, with the option of a shower room and WC leading off this room or another on the guest suite floor above. A Worcester combination boiler provides constant unlimited hot water to all. The bedrooms on both floors are spacious. The beautiful guest suite on the top floor, with its beamed ceiling and large adjacent shower room is a fitting highpoint to this lovely home, reached by its own separate staircase from the first floor below.

The Unicorn House is a perfect option for those wanting a home in a peaceful and typically Cotswolds setting and style yet with easy access on foot to the shops, two cafes and a beautifully restored pub, The Crown, at the heart of the marketplace, together with excellent transport links to enjoy all that the area has to offer. Minchinhampton itself is filled with character, with the annual Marking Day celebrating the release of cattle, including longhorns, and shire horses onto the common where they wander and graze until the autumn. The common also has a golf course and walking and cycling paths and trails together with outstanding views of the surrounding valleys. There is a second golf course and local rugby, cricket and football facilities and teams together with regular theatrical productions and cinema nights at the market hall and an annual kite festival on the common.

## 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.



### Amenities

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### Directions

From our office in Nailsworth take the third exit at the mini roundabout and continue past Morrisons and up 'The Ladder' (also known as 'The W'). From the top of 'The Ladder' proceed across the common to the T junction at Tom Long's post. Turn right at the T junction and then take the second turning on the right into Butt Street. Follow the road down and then turn left into Friday Street, where the property can be found a short distance along on the right hand side.

What3Words /// recline.thumb.recent

### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

### Local Authority

Stroud District Council

Council Tax Band D

### Our reference

NAI/SM/CDH/25032026

### We'd love to hear from you

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## *what the owner said*

It is a classic Cotswolds stone 3 storey townhouse on a secluded lane, yet within a couple of minutes walk of the town, market place, shops and Crown pub, with views over Lemon Fields to the rear and of the church from the lane.









**Approximate Gross Internal Area 1656 sq ft - 154 sq m**

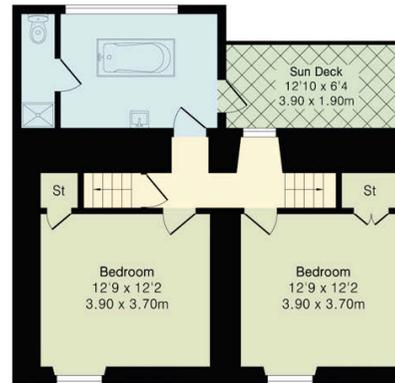
Ground Floor Area 695 sq ft – 65 sq m

First Floor Area 563 sq ft – 52 sq m

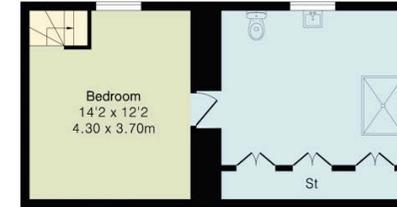
Second Floor Area 398 sq ft – 37 sq m



Ground Floor



First Floor



Second Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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