



The Portcullis, Kilcott Road, Hillesley, Wotton-under-Edge, Gloucestershire, GL12 7RJ

Detached Grade II Listed house  
Mid-17th Century with original character features  
5 bedrooms, 2 bathrooms  
4 reception rooms  
Impressive entrance hall with 12ft ceiling  
Aga fitted kitchen/breakfast room  
Private gated parking and workshop  
Gardens  
Centrally located in a pretty Cotswold village



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**Price Guide: £1,450,000**

Approximately 3,404 sq.ft excluding outbuilding

‘The Portcullis is a fascinating Listed detached house steeped in history and of importance to the village of Hillesley, offering over 3,400 sq.ft of wonderful character accommodation’



## The Property

The Portcullis is an impressive Grade II Listed detached house occupying a central position within the picturesque village of Hillesley which is situated on the Cotswold escarpment surrounded by beautiful rolling countryside. The property is of significant importance to the village with a vibrant history. Dating back to the 1650s and believed to have originally been thatched, the property was formerly The Portcullis Inn followed by a restaurant before becoming a residential home some 20 years ago when it was thoroughly renovated. With a striking gabled frontage, the property is steeped in charm and character throughout showcasing inglenook fireplaces, exposed stone walls and beams, and notably, the original panelling. Today, The Portcullis is a fascinating, unique home offering substantial, well-proportioned accommodation which extends to over 3,400 sq.ft.

The ground floor briefly comprises four reception rooms, an entrance hall, and delightful kitchen/breakfast room. The entrance hall is a magnificent room boasting a 12ft ceiling with exposed beams and a timber staircase rising. Flagstone flooring spans across the drawing room and dining room which both have impressive

inglenook fireplaces at the focal point. The traditional country-style kitchen/breakfast room is fitted with an oil-fired Aga and a range of solid timber units. Completing the ground floor layout there is a snug/family room, versatile fitted office, utility room and cloakroom. The first floor is accessed via two staircases and there are five flexible, generous-sized bedrooms plus two bathrooms. The principal bedroom has ample built-in storage whilst another bedroom features a truly spectacular original panelled wardrobe.

Externally, the property has a driveway to the side which leads to a gated parking forecourt providing private parking for numerous vehicles. Beside the parking area there is a large workshop with power which offers scope for converting into garaging. The gardens are laid for easy low maintenance comprising a patio terrace off the back of the house, whilst beyond the parking there is a secluded lawned garden enclosed by mature shrubs. The garden size could easily be extended into the gravelled forecourt if preferred.

## Situation

Hillesley is a delightful unspoilt village on the edge

of the Cotswold Escarpment and Badminton Estate, nestled within rolling Gloucestershire countryside close to the Cotswold Way. The village's amenities include a primary school, St Giles church, an active village hall and the community run Fleece Inn which was voted as CAMRA's county pub of the year in 2018. There are sporting activities within the village such as a playing field hosting cricket teams and a tennis court. The neighbouring village of Hawkesbury Upton also offers a range of facilities including a primary school, pub, a village shop, post office and village hall. Less than 3 miles away is the large market town of Wotton-under-Edge a typical Cotswold market town made prosperous from the former woollen industry and today provides good local amenities for everyday needs, including schools for all ages and the highly regarded Katharine Lady Berkeley secondary school, local shops, pubs, restaurants and services including doctors' and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. Both the M4 and M5 Motorway are within 15 minutes' drive away, putting Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Yate, only 20 minutes away, and has regular mainline services.

## Additional Information

We understand the property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. The neighbouring cottage has a right of way over the first section of the driveway. Stroud District Council Tax Band TBC.

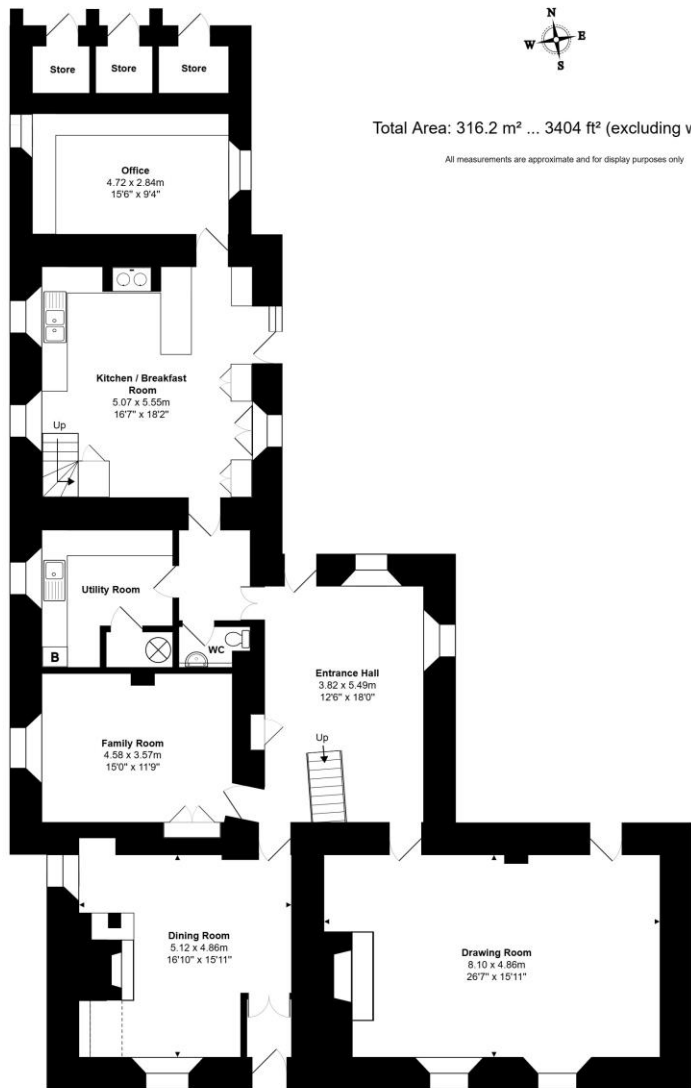
## Directions

From Wotton-under-Edge, head south to follow Wortley Road proceeding through the villages of Wortley and Adderley. Enter Hillesley and take the left hand turn onto Killcott Road after the red telephone box. The property is located immediately on the left hand side.

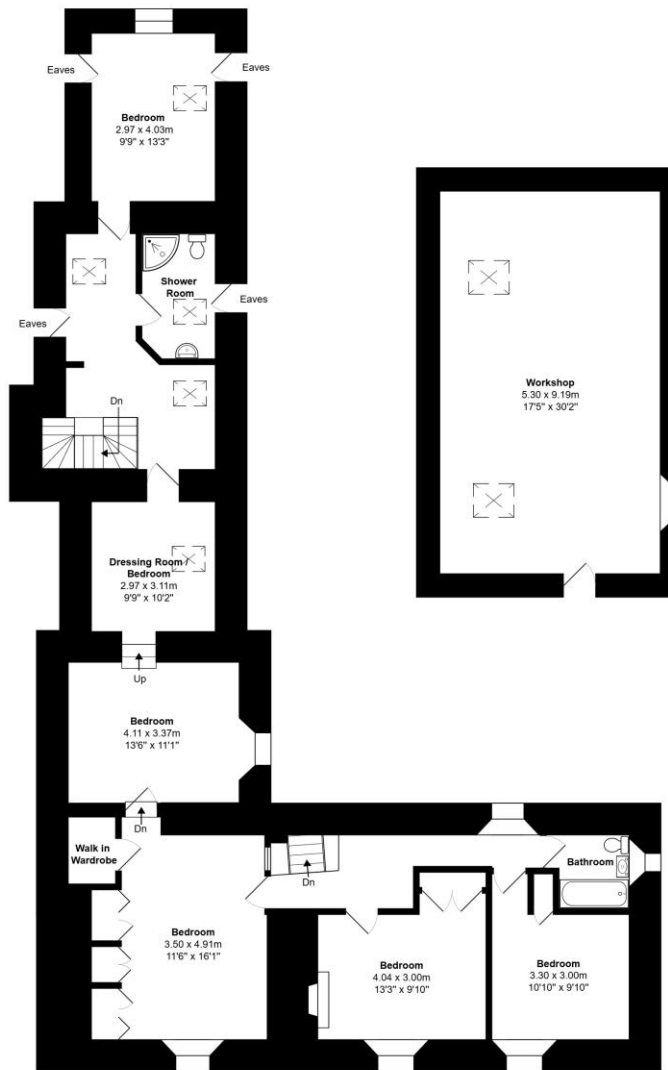
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What3words: ///kilt.decent.hiding





Ground Floor



First Floor



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