Five Mile House  Duntisbourne Abbots, Cirencester, Gloucestershire
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An iconic former Public House with consent for change of use to a private dwelling

Cirencester 5 miles, Cheltenham 10 miles, M4 (J15) 18 miles, M5 (J11A) 11 miles (distances approximate)

Capable of providing:
3/4 Reception rooms | Kitchen | Utility | Cloakroom
4 Bedrooms | 2 Bath/shower rooms | Garden and small paddock – about 0.75 acres (0.3 hectares)

Situation
Standing at the end of a No Through Road just off the A417 with lovely unspoilt views to the rear across Cotswold Farm. Just outside Duntisbourne Abbots, one of the Cotswold’s prettiest and unspoilt villages. Local services with Spar shop just down the road. Cirencester (5 miles) has an excellent range of shops and services. The main regional centres are Cheltenham, Gloucester and Swindon, all of which are within daily commuting distance. Close to the A417 dual carriageway for access Gloucester/M5 and Swindon/M4.

The Property
Five Mile House is an attractive Grade II listed detached Cotswold stone property standing on Ermin Way, the Roman road that originally ran between Gloucester (Glevum) and Cirencester (Corinium). The property dates from the 17th Century with 18th Century additions. It has always been a public house and was regarded by CAMRA (Campaign for Real Ale) as “an historic pub of national importance”. The pub closed its doors for the last time at the end of 2015 and planning consent has been obtained for change of use to a private house.
The accommodation is laid out over four levels and the property has the potential to become a fascinating idiosyncratic Cotswold home with many period features. The present pub layout comprises a Hallway, Dining room, Bar and Tap Room on the Ground Floor with a further Dining Area a second occasional bar, commercial Kitchen and back hallway on the Lower Ground Floor. On the First Floor is a Family Kitchen, Sitting Room and Bedroom with en-suite shower/WC. The public toilets which are also on the First Floor are at the moment separately accessed from the Tap Room. On the Second Floor is an attic Bedroom with sloping roofs, exposed beams and a second en-suite shower/WC.

Outside
To the front of the property is a tarmac vehicular access with ample parking and pretty cottage garden flower beds. At the side of the property is a large car park off which is a five bar gate into a small quarter acre fenced paddock. At the rear of the building is the former beer garden with wonderful unspoilt views across Cotswold Farm.

General
Services: Mains water and electricity. Shared private (Klargester) drainage. Oil fired central heating.
Planning: The property falls within the Cotswolds Area of Outstanding Natural Beauty. Five Mile House is a Grade II listed building. The listing makes reference to the “unmodernised public house interior with fixed wooden seating”. Planning Consent was granted by Cotswold District Council on the 27th November 2015 for Change of Use from a Public House to a single dwelling; Application Ref:15/04450/FUL, File Ref: CT.1145/U.
Plans: The plans enclosed with these details are not to scale and are for identification purposes only.
Right of Way: The adjoining property has a pedestrian right of way over a short length of footpath on the North West side of Five Mile House.
Local Authority: Cotswold District Council, Trinity Road, Cirencester GL7 1PX Telephone: 01285 623000
Council Tax: To be reassessed. The property was formerly assessed for Business Rates with a Rateable Value of £29,500.
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Directions
From Cirencester take the A417 towards Gloucester. After about 5 miles take the exit signed ‘Duntisbourne Abbots’. On leaving the dual carriageway immediately turn right and first right again. Pass under the main road and at the ‘T’ junction turn right. After about 200 metres Five Mile House will be found on the left at the end of the No Through Road.

Cirencester
15 Dyer Street, Cirencester GL7 2PP
01285 653101
cirencester@struttandparker.com
struttandparker.com

55 offices across England and Scotland, including 10 offices in Central London

Floorplans
Gross internal area 3,885 sq ft (361 sq m)
For identification purposes only.