



BOTTOM BARN, MIDDLE DUNTISBOURNE



SET IN 8.75 ACRES
WITH OUTSTANDING
PANORAMIC VIEWS



BOTTOM BARN, MIDDLE DUNTISBOURNE, CIRENCESTER, GLOS, GL7 7AR

SET IN A BEAUTIFUL UNSPOILT COTSWOLD HAMLET WITH A BREATH-TAKING MEADOW VIEW, LIES THIS DETACHED HANDSOME BARN CONVERSION WITH VERSATILE 'ANNEXE STYLE' ACCOMMODATION, OPEN BARN GARAGING, AND A FURTHER DETACHED BARN WITH 8.75 ACRES IN TOTAL.

The property

Once part of a traditional family farmstead, this substantial Cotswold stone barn was converted approximately twenty years ago by our vendors into this fabulous family home. Enjoying a beautiful background of open meadowland, this property is simply a perfect place to raise a growing family.

On entry you are welcomed by a large reception hall with vaulted ceiling. From here access to the principal rooms can be found in addition to the staircase leading up to a balcony landing. The sitting room with central fireplace housing a wood burning stove enjoys French doors opening onto the rear garden. A second reception room with access into the courtyard garden has over the years been utilized for many purposes including dining room and family room. The generous

ACCOMMODATION

*Impressive Entrance Hall • Sitting Room • Dining Room/Family Room
Kitchen/Dining Room • Utility • Cloakroom • Main Bedroom with Ensuite
Three Further Bedrooms • Family Bathroom • Annexe/Home Office Style
Accommodation with Bathroom & Kitchenette*

proportioned farmhouse style kitchen/dining room has a double oven Aga that also includes a double electric oven and gas hob oven, range of fitted cupboards and ample space for central table for dining with a door leading out to the rear garden. The ground floor further encompasses a utility with a cloakroom and rear hall. Off the galleried landing on the first floor you will locate the main bedroom with an ensuite shower room, three further double

bedrooms, one with access onto a private side patio. Three of the bedrooms are serviced by a family bathroom.

A separate single storey converted agricultural building offers an open plan living space with shower room and kitchenette. Adjoining this annex style accommodation lies a three-bay car port with covered outdoor games room.



Situation

Middle Duntisbourne lies in an area of outstanding natural beauty North of Cirencester. It is a quaint and unspoilt Cotswold hamlet surrounded by farmland and woods. The stream known as 'The Dunt' meanders through the full length of the pretty Duntisbourne Valley. A ford crosses the single country lane in the centre of this small traditional hamlet made up of approximately 11 Cotswold stone houses.

Often referred to as the 'capital of the Cotswolds', Cirencester is a traditional and vibrant market town. It offers a selection of educational establishments from primary schools up to a sixth form college and a university. Cheltenham is known for its elegant Regency architecture, copious festivals and National Hunt racing. Kemble is the nearest railway station with direct link to London (Paddington).



WITHIN EASY REACH...

Cirencester 4 miles

Cheltenham 12.5 miles

Kemble Railway Station 10 miles

Swindon 21 miles

Gloucester 15 miles

All distances are approximate



Outside

Vehicular access to the property is through the farmer's open agricultural barn. A wooden five bar gate, set in a Cotswold stone wall depicts the beginning of the grounds. Privacy is offered by high hedging to one side. This level area of lawn sweeps around to the rear landscaped gardens, in addition to offering a gravelled drive leading to the open garage with extra parking for several vehicles. Sitting in front of the barn, lies a quaint courtyard garden, enclosed by Cotswold stone walls, and mainly laid to lawn with a patio. Steps lead up behind the property to a further higher private terrace. The main rear garden enjoys outstanding panoramic valley views and with the River Dunt positioned on the boundary. It is mainly laid to lawn with a further patio, a kitchen garden and a hen run. The paddocks can be access from these gardens up to a detached Cotswold barn alternatively there is an old cart track from the top of the hamlet leading down to the barn. The land sits to the right of this track.



OUTSIDE

8.75 acres in total.

**Courtyard Garden • Landscaped
Terraced Gardens • Kitchen
Garden • Plentiful Parking
Open Barn Garaging
Detached Barn with Internal
Stabling • Paddocks**

Useful Information

Tenure: Freehold.

Postcode: GL7 7AR

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council. Council Tax Band G and EPC rating D.

Bottom Barn

Approximate Gross Internal Area = 226.9 sq m / 2441 sq ft

Annexe = 131.7 sq m / 1418 sq ft

Stable = 59.1 sq m / 637 sq ft

Total = 417.7 sq m / 4496 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID821601)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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WHITAKER
SEAGER
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.