Goodfellows Yard
Filkins
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An exciting opportunity to convert three traditional Cotswold Stone barns with full Planning Permission on the edge of the popular village of Filkins

For sale as a whole or in three lots

Situation


Filkins is an attractive village dating back to the Saxon period, although there is evidence of earlier settlement. The village community is thriving with numerous annual events involving all age groups. More information can be found on the village website www.filkins.org.uk. There is a village Church, a nursery, the highly regarded public house, The Five Alls, post office/local shop, open-air swimming pool and children’s playground with football pitch. In addition there is a specialist craft centre and museum at The Cotswold Woollen Weavers.

The village lies on the Gloucestershire/Oxfordshire borders, being some 4 & 5 miles from the historic market towns of Lechlade and Burford. Both provide everyday amenities including small supermarkets, banks, post office, library, medical centre, chemist and primary school. The larger centres of Cirencester, Witney, Oxford and Cheltenham are within easy driving distance providing a wider range of facilities including cultural and recreational amenities.

Road communications are good with the M4 (junction 15) being within easy driving distance. The A40 at Burford continues to either Cheltenham to the west, or Oxford to the east connecting onto the M40 (junction 8) into London.

Rail stations at Didcot (20 miles) and Swindon (14 miles) provide regular and frequent services to London (Paddington) taking about 50 and 60 minutes respectively. Similarly there is an excellent train service at Charlbury (10 miles) to London (Paddington) taking about 90 minutes.

There is a good choice of both State and Private schools in the area for all ages. The surrounding countryside offers many opportunities for walking and riding. In the village of Filkins there is part of the well known D’Arcy Dalton Way, which is the 65 mile walk across Oxfordshire and more footpaths and bridle ways to the neighbouring villages. In addition there is boating on the River Thames at Lechlade.
Amenities

Planning Permission
West Oxfordshire District Council has granted planning permission as follows: Conversion of agricultural buildings to form three dwellings and erection of two car parking barns and ancillary outbuildings. Ref 14/0175/P/FP Dated 23/06/2014. All documents can be viewed online at www.westoxon.gov.uk

LOT 1
Barn 1, The Great Barn, is located at the west of the site. The proposed barn has planning consent to be converted to a four bedroom property, two with en-suites, and a family bathroom. Proposed ground floor comprises a double-height entrance lobby, kitchen/breakfast room, living room, study, separate dining room, cloakroom and utility. A twin bay open fronted timber car barn is also proposed, and an existing single storey open fronted workshop will be retained. Square footage amounts to 2167 sq. ft.
LOT 2

Barn 2 is located on the northern side of the site, fronting the main courtyard area. The proposed accommodation comprises; 3/4 bedrooms, two bathrooms, kitchen/breakfast room, living room, study/ground floor bedroom, cloakroom, boot room and utility room. A twin-bay open fronted car barn with bin storage will be situated to the northwest of the dwelling. Square footage amounts to 1700 sq. ft.

LOT 3

Barn 3 will comprise two buildings, conversion of the existing barn on the southeast boundary and the open fronted carport to the north. The barn will have two bedrooms on the ground floor, a bathroom and an open plan kitchen/living area. It will also have a mezzanine area. The carport will be converted into ancillary accommodation comprising office, kitchenette and cloakroom. A single covered parking space will be retained. Square footage amounts to 1867 sq.ft.

LOCAL AUTHORITY

West Oxfordshire District Council, Wood Green, Witney, Oxfordshire OX28 1NB T (01993) 702941 www.westoxon.gov.uk

POSTCODE GL7 3JJ

Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E angus@butlersherborn.co.uk

Directions

From Burford take the A361 towards Lechlade and after about five miles at Broughton Poggs, take the left hand turn signposted Carterton, Kencot and Fildkins. Continue through the village, The Five Alls on the left and take the next left turn. Where the road forks, turn right and Goodfells Yard will be on the left hand side.

DISCLAIMER

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