



JAMES PYLE & CO.



Malt House Barns, The Barrow, Nympsfield, Gloucestershire, GL10 3UA

Detached barn conversion
 Discreet private position hidden in the village centre
 Underfloor heating throughout
 Magnificent character features
 4 bedrooms, 2 bathrooms
 Living room and study
 Impressive vaulted kitchen/dining room
 Good sized south-west facing garden
 Ample parking and EV charging point



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Offers in excess of £795,000

Approximately 1,952 sq.ft

‘Hidden in the village centre within a private setting, an exquisite detached barn conversion with beautiful features’

The Property

Malt House Barns is a charming detached barn conversion discreetly positioned down a private drive hidden in the very heart of the pretty hilltop village of Nympsfield. Constructed with traditional Cotswold stone elevations combined with stone pillars and attractive timber cladding beneath a roman tiled roof, the barn was substantially extended and converted in 2010 to an excellent modern standard whilst sympathetically exhibiting an abundance of character throughout. Modern attributes include a zoned underfloor heating system which spans across the entire two floors allowing for total freedom of furniture placement.

On the ground floor, there is a magnificent entrance hall with galleried stairs rising to the first floor, exposed timber beamed ceiling and double doors flowing into the kitchen. The kitchen dining/room is a particularly impressive room boasting a full height vaulted

ceiling creating ample natural light and double patio doors overlooking the garden. The beautiful custom built kitchen incorporates a double Belfast sink, an oil fired Rayburn, Neff induction hob and oven, and dishwasher. Adjoining the kitchen is a separate utility room and WC. The spacious living room has a large open fireplace and bespoke fitted cabinets. There is a further separate study. On the first floor there are four bedrooms, the principal bedroom of which has a dressing area and en-suite fully fitted bathroom. The main family bathroom is also fully equipped with both a bath and shower unit.

Sitting within approximately 0.20 acres, the property has a truly private position approached through double gates leading to a large gravelled driveway which has an EV charging point. The principal garden lies to the south-west enjoying a sunny orientation and lovely views over the adjoining fields. The garden has been beautifully landscaped in



recent years complete with a summerhouse which has electricity and lighting.

Situation

Nympsfield is a delightful Cotswold hilltop village situated on the edge of the Cotswold escarpment. This thriving village provides a number of facilities including The Rose & Crown Inn, both Roman Catholic & Anglican churches & the popular St Joseph's Catholic Primary School. The popular market town of Nailsworth, approximately 4 miles away, offers a wide selection of shops and restaurants whilst Tetbury and Stroud are also easily reached, the latter having a main line rail station. Road links are excellent with the M5 within 15 minutes whilst the A46 gives fast access to the M4, Bath and Bristol.

Tenure & Services

We understand the property is Freehold with oil fired and underfloor heating, mains

drainage, water and electricity. Gigaclear (ultra fast fibre broadband) is currently in the process of being installed in the village.

Directions

From the B4066 heading south, enter Nympsfield village along Front Street. Pass the Rose & Crown pub on the right and take the right-hand drive immediately after the pub. Locate the barn at the end of the private drive. Sat nav postcode GL10 3UA. What Three Words ///elbowing.abode.roadmap

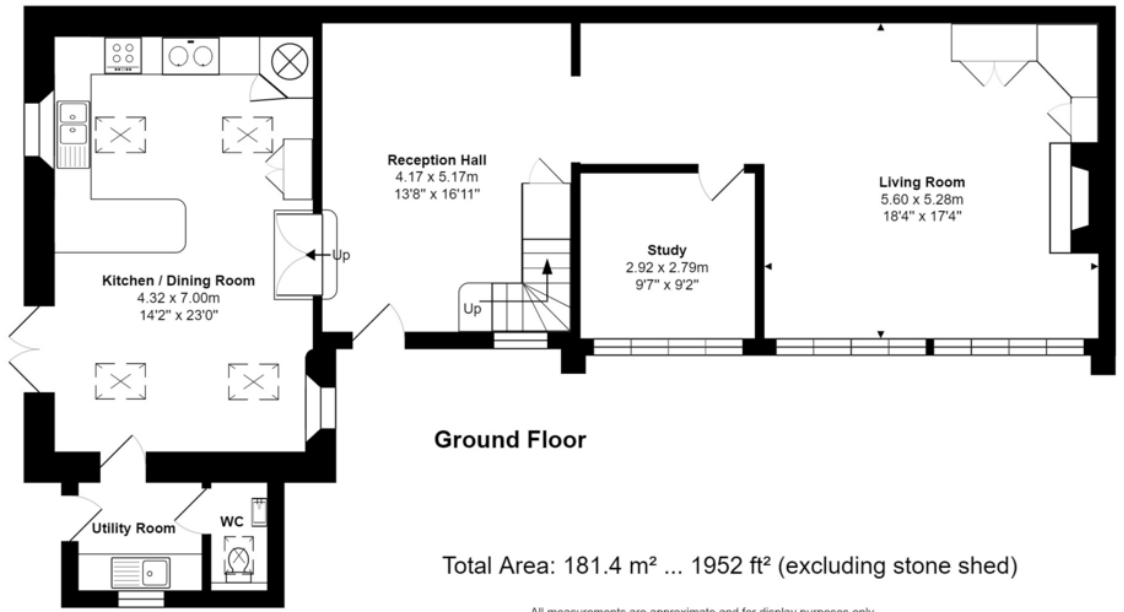
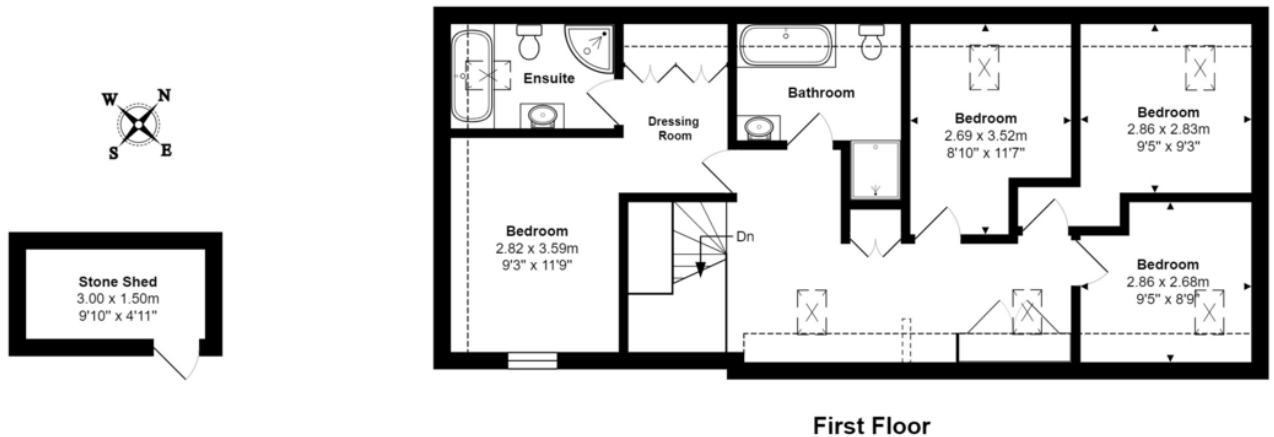
Local Authority

Stroud District Council

Council Tax Band

F £2,907





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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All measurements are approximate and for display purposes only