



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE GRANARY

Tarlton

The Granary, Tarlton, GL7 6PA

Kitchen/ Dining room • Sitting room • Living room
Study/ Sitting room • 4 Bedrooms • 3 Bathrooms
Enclosed garden • Car port • Garage

A beautiful converted barn in the heart of the Cotswolds

Description

The Granary is a beautiful and generously proportioned converted barn located down a quiet country lane on the edge of the village. Careful thought and attention has been put into creating practical yet welcoming living spaces with an abundance of natural light throughout.

The entrance hall with boot room provides ample discreet storage for muddy wellies and winter coats.

The kitchen/dining room is clearly the heart of the house and a wonderful room in which to entertain family and friends. The room is superbly laid out around a centre island with a Falcon range oven, plenty of worktop space and storage which includes a handy larder. The dining area works perfectly for everyday gatherings and for more formal dinner parties.

The adjacent sitting room works brilliantly as a TV/movie room and flows through to the generous living room with inglenook fireplace and wood burner. This is a lovely room in which to relax in front of the fire after a long country walk and French doors allow for indoor/outdoor living in the warmer months.

There is a further sitting room with French doors giving on to the terrace. This could also make a superb study. Stairs lead up to a double bedroom and with the shower room this wing of the house is superbly laid out for hosting guests

or could be used as a self-contained living space for an elderly relative or older children.

The ground floor also has a handy utility and cloakroom.

Upstairs in the main house is the master suite with bedroom, dressing room and en suite shower room. There are two further bedrooms and a bathroom. The rooms are bright and light with ample discreet storage.

Outside the delightful garden is predominantly laid to lawn, surrounded by pretty colourful herbaceous borders and mature trees. The terrace, surrounded by stunning flowerbeds, is perfect for enjoying sundowners in the summer and al fresco dining.

To the front of the house there is private parking. There is also a garage and car port.

*Kemble 2 miles
(direct train to London Paddington)
Cirencester 5 miles
Tetbury 7 miles
Malmesbury 9 miles
M4 (Junction 15) 22 miles
Cheltenham 18 miles
All distances and times are approximate*





General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. LPG gas central heating.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Postcode: GL7 6PA.

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,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 623000. Council Tax: Band G,
EPC rating E.



Location

Located in Tarlton, The Granary is ideally situated in the heart of the Cotswolds, close to Cirencester. Surrounded by some of England's finest countryside, country walks are on the doorstep. Nearby picturesque villages include Rodmarton, which is home to a wonderful Primary School; Kemble with its handy direct train service to London Paddington..

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets. Sporting opportunities are abundant.

The historic town of Malmesbury is a short drive away and Tetbury, with its exceptional arboretum, is only 7 miles away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Rodmarton Primary School, Kemble Primary School, Beaudesert Park, Powells, Deer Park, Kingshill, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, to name a few.



The Granary, Tarlton, Gloucestershire

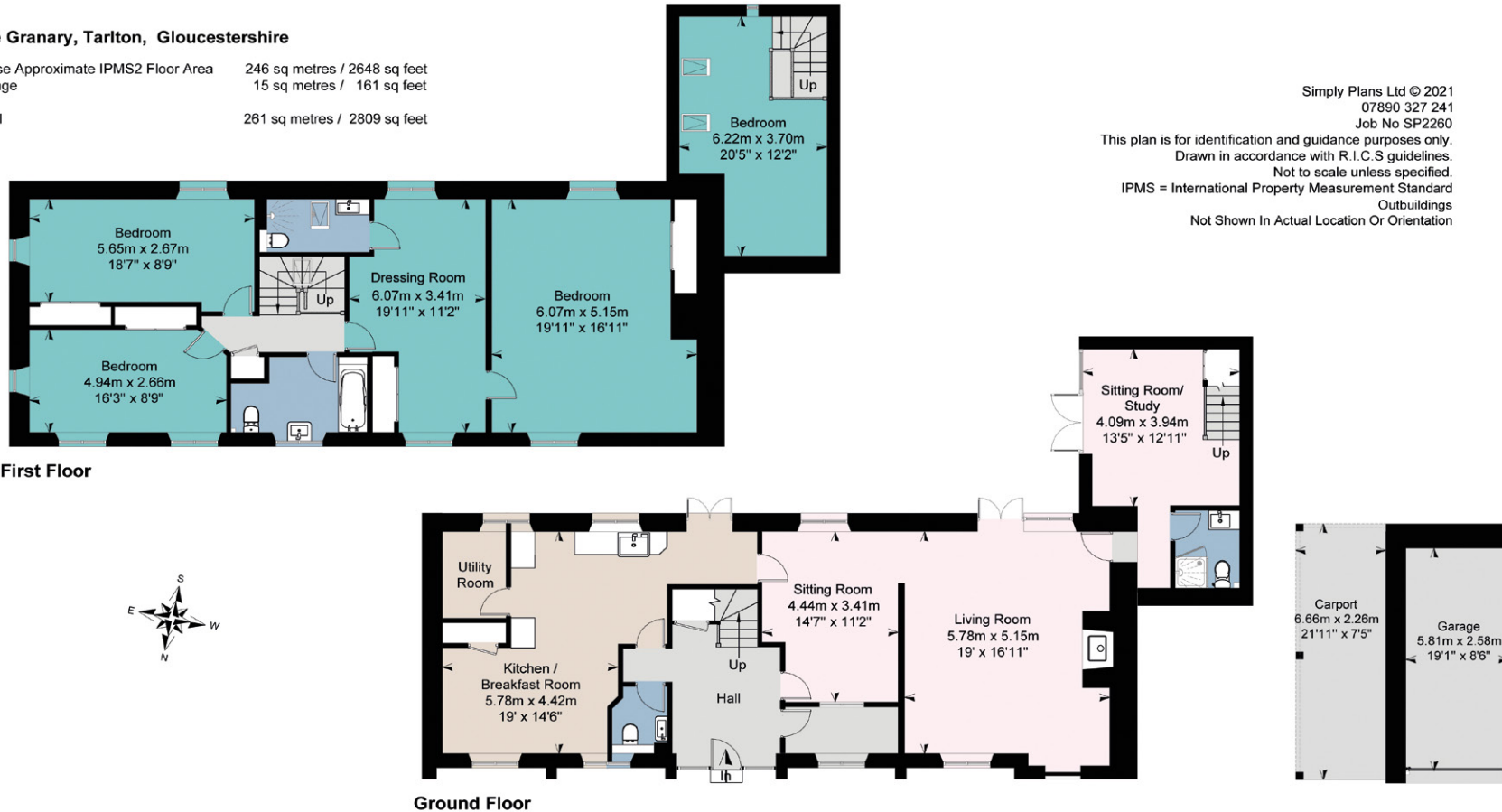
House Approximate IPMS2 Floor Area 246 sq metres / 2648 sq feet
 Garage 15 sq metres / 161 sq feet

Total 261 sq metres / 2809 sq feet

Simply Plans Ltd © 2021
 07890 327 241
 Job No SP2260

This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.

IPMS = International Property Measurement Standard
 Outbuildings
 Not Shown In Actual Location Or Orientation



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