



Longtree Mill, Avening, Tetbury, Gloucestershire, GL8 8LS

Impressive Barn Conversion
 Five Bedrooms and four bathrooms
 Exceptional 66ft living/dining with
 underfloor heating
 Two further receptions rooms
 Rustic kitchen with Aga
 Large, lawned garden



01666 840 886
 jamespyle.co.uk



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

Approximately 4,712 sq ft

£5,500 pcm

“ A magnificent 5-bedroom Cotswold stone barn conversion occupying an outstanding rural position set amongst prime Cotswold countryside “



The Property

DESCRIPTION Longtree Mill is a magnificent Cotswold stone barn conversion occupying an outstanding rural position set amongst prime Cotswold countryside. Formerly a traditional stone threshing barn, the barn displays an array of unspoilt character features throughout the substantial accommodation which spans over two floors and extends in all to 4712 sq.ft. At the heart of the home there is a stunning 65x34ft reception room with triple-aspect floor to ceiling windows, high timber vaulted ceiling, and underfloor heating beneath. The cosy, rustic style kitchen/breakfast room has an Aga and leads to an impressive 20x22 ft family room. There is a further reception and a guest bedroom/study with an ensuite on the the ground floor.

Upstairs are four good sized double bedrooms (2 with ensuites) and a family bathroom. There is also a large, boarded loft space which is perfect for storage. The back garden is mainly laid to lawn and back onto fields with lovely rural views. There is plenty of parking for numerous cars at the front.

SITUATION The property commands a rural position between Tetbury Upton and Avening. The pretty hamlet of Tetbury Upton is situated just a over half a mile from Tetbury and comprises a handful of beautiful Country Houses and Cottages. Superb Cotswold countryside surrounds the property with delightful country walks. Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has

a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.

Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking, shooting and hunting.

Conveniently located less than half an hour from both the M4 and M5 motorway,

Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Directions

From Tetbury, take the B4014 via Hampton Street towards Avening and leave Tetbury. Proceed through Tetbury Upton continuing towards Avening. Pass the crossroad and then locate the barn shortly afterwards on the right hand side. Postcode GL8 8LS.

What3Words ///twitches.situation.prawn

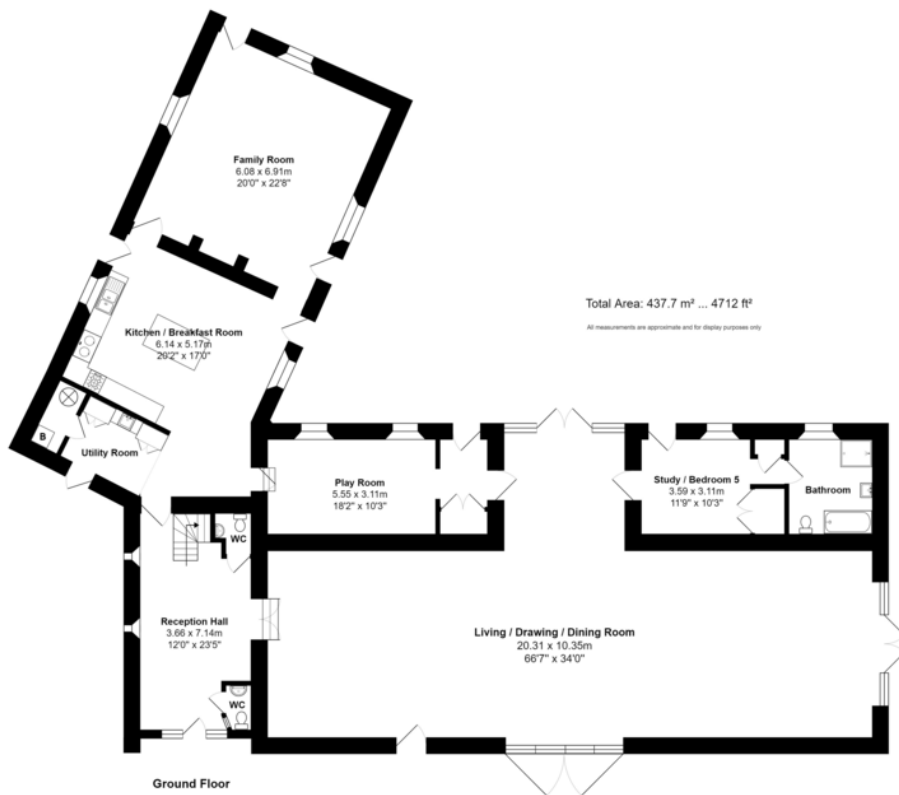
Local Authority

Cotswold District Council

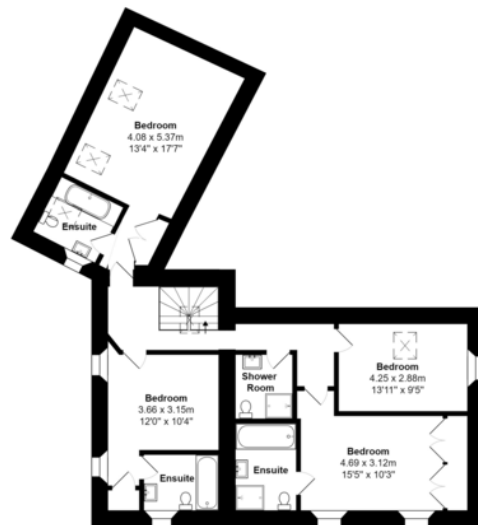
Council Tax Band

G £3,426





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577