



JAMES PYLE<sup>Co.</sup>



North Barn, Tetbury Upton, Tetbury, Gloucestershire, GL8 8LP



Stunning, large 6 bedroom barn conversion  
Sperate 2 bed annex included  
30ft drawing room with open fireplace  
Large dining room with open fireplace  
40ft living room  
Cloakroom and utility room



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 4,082 sq ft

£6,000 pcm

‘Stunning four bedroom barn conversion with a two bed annex and double garage included. Spacious and airy interior, with solid oak floors and underfloor heating.



### The Property

**DESCRIPTION** Situated in a pretty hamlet on the outskirts of Tetbury, this stunning six bedroom barn conversion (4200 sq. ft. approx..) comes with a separate two bedroom cottage, ideal for staff or family members, and a double garage. The barn comprises of a spacious entrance hall leading to a living room (30') with an open fireplace, vaulted ceiling and French doors leading into the garden. An archway leads through to the dining room (24') with a fireplace and there is a well fitted cream Shaker style kitchen/breakfast room also with doors leading to the garden. From the hall there is a passageway to a cloakroom, utility room and a large second reception/playroom (40') with a cross beamed ceiling and fireplace.

Upstairs an oak gallery leads to a fabulous master suite with a dressing room and

bathroom, and two further double bedrooms, both with bathrooms. One the second floor are three double bedrooms (two interconnected) and a shower room.

The barn also comes with a lovely detached two double bedroom cottage with living room and kitchen, a double garage and separate garden store.

Outside there is a long tarmac driveway lined with chestnut trees leading to an extensive gravelled driveway. The garden is mainly laid to lawn with a natural dew pond and lovely rural views.

**SITUATION** 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 hamlet 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 Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

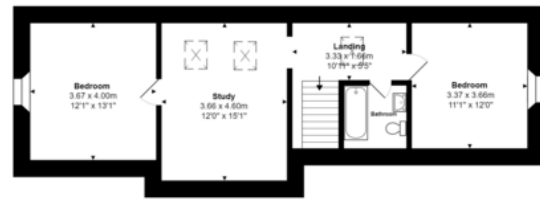
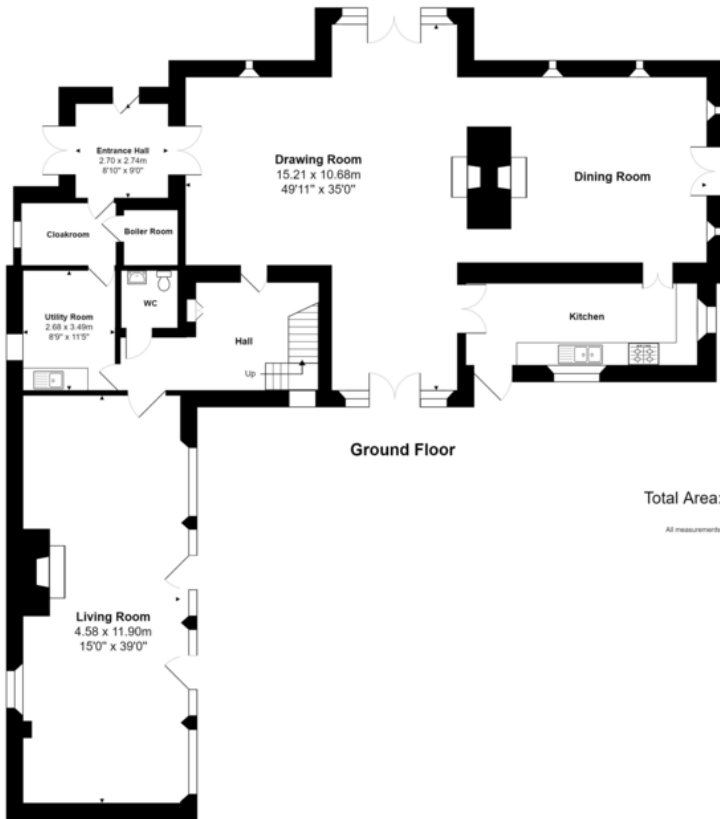
**PROPERTY INFORMATION** The main barn is council tax band G £3439 pa and the annex is band A £1376. The property is on a private water supply and has septic tank. The owner invoices for water bi-annually.

### Directions

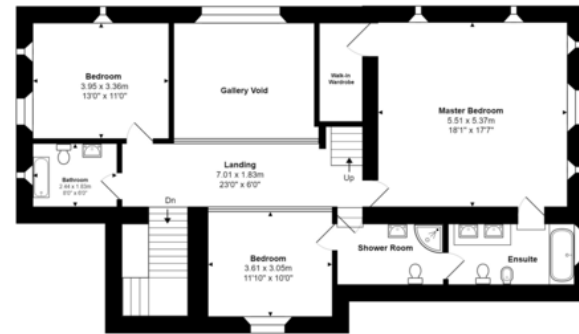
From Tetbury, follow the B4014 towards Avening. Enter Tetbury Upton, follow the S-bend and take the last right hand drive on the right hand side signed North Barn. Postcode GL8 8LP. What3words: ///foresight.estimate.mediate







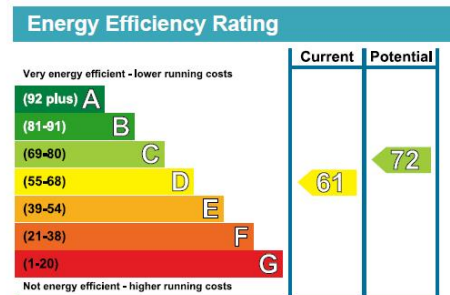
Second Floor



First Floor

Total Area: 406.3 m<sup>2</sup> ... 4373 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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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