

UPPER FARM BARN



COLN ROGERS • GLOUCESTERSHIRE





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Northleach 4 miles · Cirencester 7 miles · Burford 13 miles · Cheltenham 14 miles · Oxford 31 miles · Kemble station 10 miles (trains to London Paddington from 75 mins)
(All distances and time are approximate).

A superbly presented Grade II barn conversion in the sought after Coln Valley.

Main Accommodation:

Drawing room · Snug · Kitchen/dining room · Study · Utility/boot hall

Master bedroom and ensuite bathroom · Guest bedroom and ensuite bathroom · 1 further ensuite bedroom and 2 further bedrooms
Family bathroom · Cloakroom · Boiler/plant room.

The Priest House:

Kitchen/living area · Bathroom · Bedroom.

Gardens and grounds:

Courtyard · Orchard · Open garaging · Terrace · Kitchen garden · Lawns · Fields.

In all about 2.1 acres

Lot 2 The Old Stables:

Kitchen/living area · Drawing room · Utility room · Cloakroom
3 bedrooms (1 en-suite) · family bathroom.

Lot 3

Pasture Field with road frontage extending in all to about 7.69 acres

In all about 10 acres



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Situation

Coln Rogers is a quintessentially English Cotswold village, with stone cottages and drystone walls bordering the gently undulating landscape. It is in the heart of the Cotswold Area of Outstanding Natural Beauty yet is off the tourist trail and as such is one of the most sought after areas in the Cotswolds. The house is situated on the edge of the village next to St Andrews, one of the oldest churches from the Saxon period. Northleach is the nearest centre and provides a good range of specialist shops as well as the popular and highly regarded Wheatsheaf Inn.

Also nearby is an award winning farm shop at Chedworth and further downriver the pretty village of Bibury. The larger centre of Cirencester, often referred to as the Capital of the Cotswolds, is only about 7 miles away and provides excellent boutique shops, restaurants and two supermarkets, including a Waitrose.

Contributing to the area's appeal are the convenient transport links with easy access to the M40 via the A40 and to the M4 via the A419. There are also train links from Kemble Station (about 10 miles) to London Paddington in about 75 minutes. The area is well-situated for some of the best schools in the country in Cheltenham and Oxfordshire. Local leisure activities include cricket at the Coln Valley Cricket Club, sailing at the Cotswold Water Park, boating on the River Thames, golf at Burford and Cirencester, polo at Cirencester Park, trout fishing and superb walks throughout the area. The property is in the VWH hunt country.

A historical note

Upper Farm Barn is a Grade II Listed barn thought to date from 1840 and originally part of Upper Farm, the neighbouring house. It has the auspicious honour of being in one of the thankful villages - a phrase popularised by the writer Arthur Mee in the 1930s to describe an original list of only 32 settlements in both England and Wales from which all their then members of the armed forces survived World War I.



Description

Automated wooden gates open onto a gravel drive, passing a parking area for the cottage immediately to the left, sweeping in front of the courtyard and behind the building to open garaging and parking area. The immediate impression is 'beautifully presented and luxurious'. Upper Farm Barn and its cottages have been sensitively converted from an original limestone Cotswold barn and outbuildings. The large double height barn forms the heart of the house, having two wings either side creating a private courtyard garden and terrace. The house and gardens are immaculately presented and finished to a very high standard throughout.

Overall this is a very adaptable home, offering light and space through open-plan living areas, yet it also feels warm and comfortable. The majority of the rooms have windows and doors out to the courtyard providing lots of light and a wonderfully welcoming feeling. The accommodation has been cleverly designed to offer flexible living areas.

Accommodation

The main entrance to the house leads from the courtyard garden through glass paned doors set in an original arch to the Drawing Room. This incredible room demands attention, occupying almost the whole of the main barn and is open to its impressive full height and exposed ceiling beams. Dovecot windows add interest in the exposed stone walls and the chimney to a woodburning stove extends to the top of one wall.

A second set of arched double doors, opposite the main entrance, extending beyond double height, lead out to the rear garden. Under floor heating and sisal flooring extend throughout the main house. An oak staircase leads to an open

mezzanine level providing ideal space for a Study with fitted cupboards and shelves and windows in the far side wall providing light to this level.

A door at one end of the drawing room leads to the Kitchen/ Dining Room with limestone floor, white washed exposed ceiling beams and 3 sets of wide French doors leading out to the courtyard garden and terrace. The kitchen area has bespoke painted wood fitted cupboards, granite worktops, 5 door AIMS electric Aga, drawer dishwasher and a square island effectively dividing the kitchen and dining area. A door from the kitchen leads into a Boot Hall/Utility Room with a back door, more commonly used than the main entrance. The Utility Room has a sink area, and granite work surfaces above cupboards, washer and dryer, with a fridge and a freezer and water softener.

At the far end of the Drawing Room, a glass partition creates a Snug, contrasting in proportion and feel with the drawing room, thanks to the overhead mezzanine level. The Snug has cupboards for entertainment systems. A door leads from the snug to a hall leading to a Cloakroom, 3 Bedrooms, one of which is en-suite, and a Family Bathroom. All rooms extend to double height with exposed beams and fitted cupboards and shelves.

From the kitchen, a hall with barn slit windows wraps around the other wing of the house leading to a beautiful Master Bedroom with en-suite bathroom and 5 sets of double-door built in wardrobes, and Guest Bedroom with en-suite bathroom. Exposed white washed beams and French doors add to the feeling of light and space. A Boiler/Plant Room is located in the far corner of the hall.





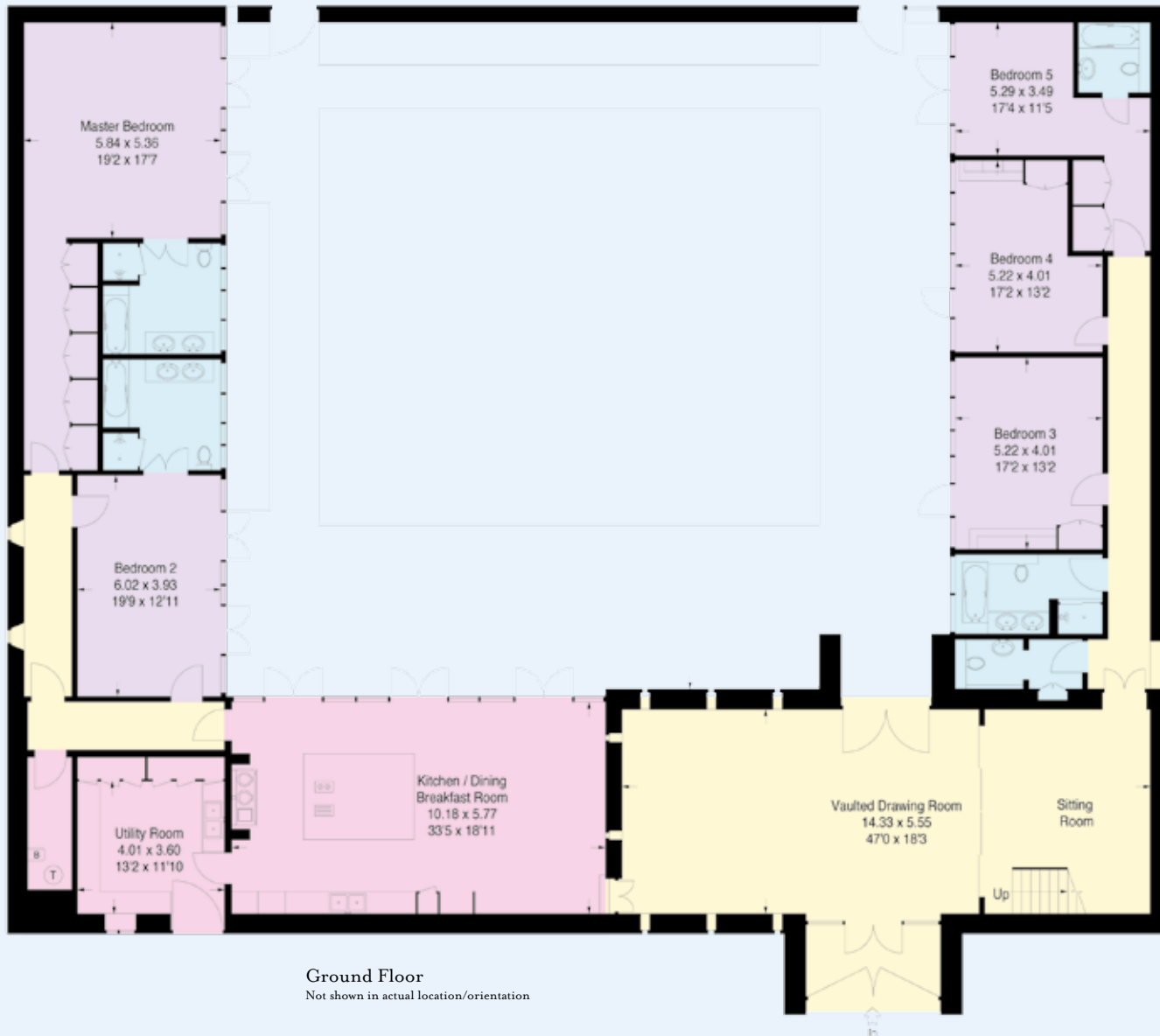




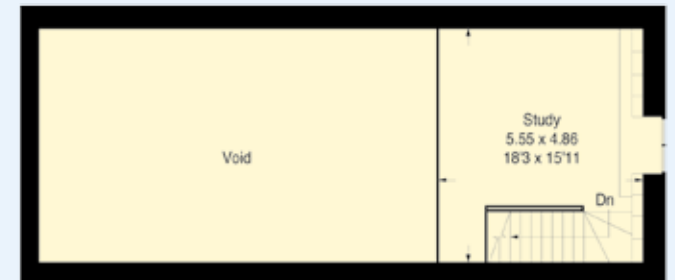


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Gross internal area (approx) = 406 sq m / 4370 sq ft
(Excluding Void)



Ground Floor
Not shown in actual location/orientation



First Floor
Not shown in actual location/orientation



The Priest House

The Priest House, currently used as an annexe/guest cottage, sits behind the main house next to the Kitchen Garden. The entrance leads into Kitchen/Living area with limestone floor, fitted cupboards and granite worktop. A door leads to a Bathroom. Stairs from the Kitchen lead to the first floor Bedroom. Planning for a thatched sitting room exists, where currently there is a most attractive sheltered area used as a Summer Dining Room.

Garden and grounds

The house benefits from a pretty courtyard garden at the front, overlooked by the main accommodation with extensive lawns and fields behind the house. A stone terrace runs along the back of the house, accessed from the grand doors in the drawing room, with steps to a lawn area sunk behind a stone wall with elegant fruit trees planted to create a pleached hedge. Above this, the lawned garden with walnut and pears trees continues to the dry stone wall and fields beyond. A Kitchen Garden sits between The Priest House and the 4-car open Garaging and there is a private entrance to the churchyard. Dry stone walls surround the front and side of the house in keeping with the village and surrounding area.



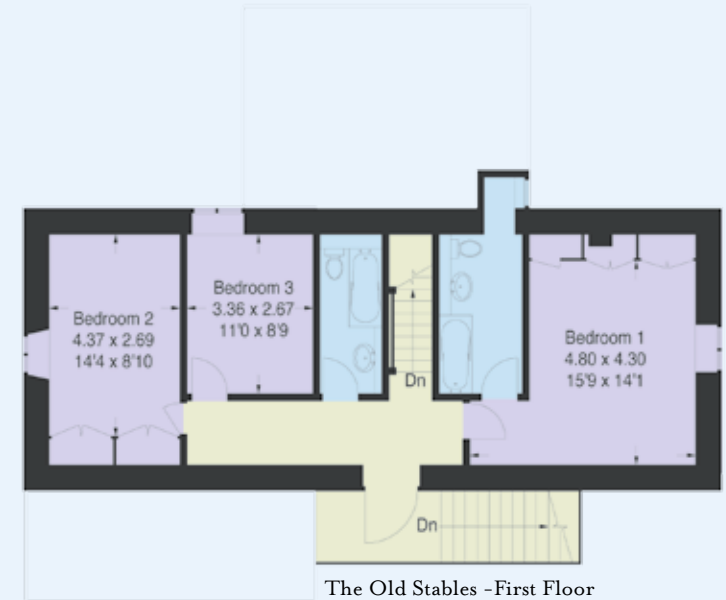
Priest House - First Floor

Not shown in actual location/orientation



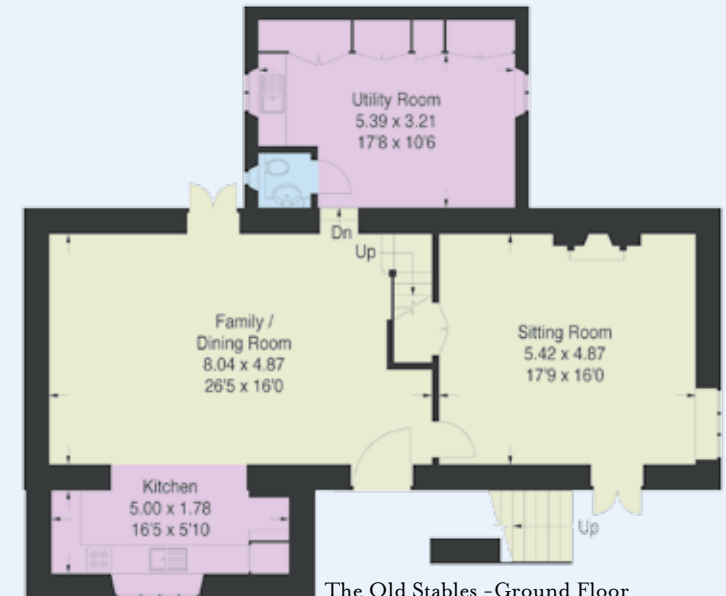
Priest House - Ground Floor

Not shown in actual location/orientation



The Old Stables -First Floor

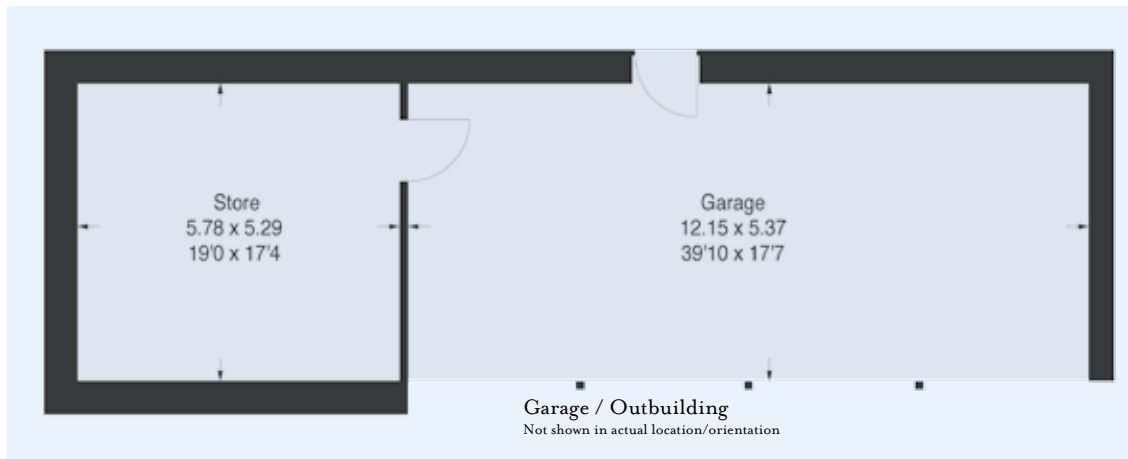
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The Old Stables -Ground Floor

Not shown in actual location/orientation

Gross internal area (approx)
 The Old Stables = 170 sq m / 1830 sq ft
 Priest House = 65 sq m / 700 sq ft
 Garage / Outbuilding = 96 sq m / 1033 sq ft

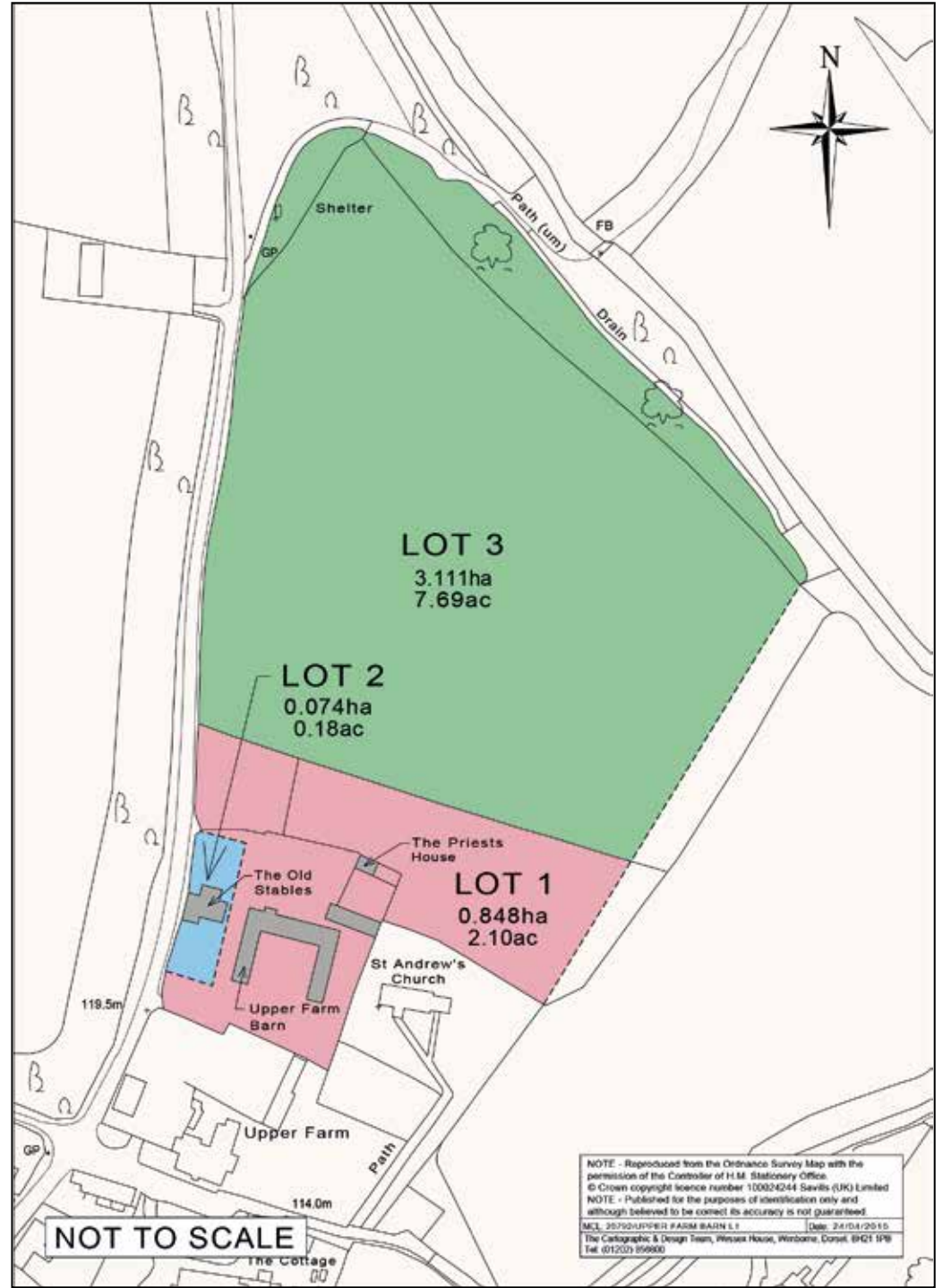


Lot 2 - The Old Stables

The Old Stables sits next to the main house but benefits from its own south facing terrace and parking area. It is a pretty Cotswold flagstone cottage with external stone steps and exposed beams throughout the interior. The main entrance leads into a Kitchen/Dining area with bespoke fitted wooden kitchen cupboards, granite worktops, limestone floor and French doors leading out to a back garden. A door from here leads into the Drawing Room with stone fireplace and French doors to terrace. A second door from the kitchen/dining area leads down to a Boot Hall/Utility room with fitted cupboards, granite worktops, a back door to the garden, and a Cloakroom. Stairs from living area lead to the first floor comprising Master Bedroom with ensuite bathroom, Family Bathroom and 2 further bedrooms. Currently let on an AST at approximately £29,000 per annum.

Lot 3 - The Field

The field, designated agricultural use, is accessed via a 5-bar gate from the garden and extend to include a line of mature trees and shrubs on one side.





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GENERAL REMARKS AND STIPULATIONS

Services

Electricity: Mains Water: Mains
 Heating: Oil Drainage: Private treatment plant
 Underfloor heating throughout ground floor.
 Entrance system with entry panels on ground floor.

Local Authority

Cotswold District Council
 Gloucestershire County Council

Council Tax

Upper Farm Barn = G
 Priest House = B
 The Old Stables = F

Fixtures and Fittings

All fitted carpets and some light fittings are included within the sale.
 Curtains, some items of furniture and certain garden ornaments may be available under separate negotiation.

Sale Plan

If the property is sold in lots the boundaries between lots will need to be surveyed as boundaries on the plan are for identification purposes only.

Directions (Postcode GL54 3LB)

From M4: exit at J15 and head north on the a419. After 17 miles take the turning for Stow and the A429. at the top of the slip road go right at the first roundabout and straight over the second. turn left at the traffic lights up the A429 for stow. after 4½ miles turn right for Coln Rogers opposite the hare and hounds pub. take the first left and follow the lane into Coln Rogers, Upper Farm Barn is the last house on the right leaving the village.

From M40: exit at J8 onto the a40. go around Oxford to the north continuing along the a40 following signs for Cheltenham. about 15 miles beyond Oxford go straight over the roundabout at Burford. after 9 miles turn left at the northleach roundabout down the a429 for Cirencester. Follow the road past northleach and after 3 miles before you drop down to Fossebridge turn left for Coln St Dennis. in the middle of Coln St Dennis turn right for Coln Rogers and Bibury. Coln Rogers is the next village, the house is the first building in the village on the left.

Viewings

All viewings are strictly by appointment through Knight Frank LLP.

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