



# MANOR FARM BARN

FARMINGTON • GLOUCESTERSHIRE







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A handsome Grade II Listed barn conversion  
with an annexe and paddock in this  
enchanting village

Northleach 2 miles, Bourton-on-the-Water 4 miles, Stow-on-the-Wold 8 miles,  
Cheltenham 12 miles, Cirencester 11 miles, Oxford 27 miles  
Kingham Station 14 miles (mainline to London Paddington)  
(All Distances are approximate)

## PRINCIPAL HOUSE

Entrance Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room  
Cloakroom • Utility Room • Master Bedroom with Bath/Shower Room  
Guest Bedroom with adjoining Bath/Shower Room • Bedroom 3  
Bedroom 4 • Bedroom 5 / Study • Family Bathroom  
Galleried Landing

## ANNEXE

Sitting Room • Kitchen • 2 Bedrooms • Shower Room

## OUTSIDE

Double Garage with Studio above • Stable • Garden & Terraces  
Parking • Paddock

In all about 1.04 acres





## DESCRIPTION

Manor Farm Barn is situated in the heart of this traditional village, which is surrounded by glorious Cotswold countryside. Converted from an original agricultural barn and extended, the property has been very well maintained throughout and the fittings could now benefit from some updating by a new owner. Manor Farm Barn is Listed Grade II of Architectural and Historical Interest and was once part of the village farmstead.

The barn is constructed of Cotswold stone under a number of pitch tiled roofs, with features such as a large Inglenook fireplace, stone floors, some exposed stonework, beams and purlins. The accommodation is generous and flexible with the superb 40ft main reception room taking pride of place and with French doors opening to the rear terrace and garden, is a wonderful space for entertaining. The adjoining Kitchen/Breakfast

Room forms the heart of the house and a more intimate space for family living. The current owners have created an excellent Annexe which can house a dependant relative or would make a very good staff flat. Equally it could be incorporated back into the principal house for additional ground floor accommodation if required.

Outside, this fabulous barn conversion is complimented by gardens and terraces to the front and rear. There are steps up to a lovely paddock with a traditional stone built outbuilding with stables. In all about 1.04 acres.

Manor Farm barn offers buyers a wonderful opportunity to purchase a substantial Cotswold property with enormous scope in a sought after village.

## SITUATION AND AMENITIES

Manor Farm Barn is situated in the picturesque village of Farmington positioned in a Conservation Area and Area of Outstanding Natural Beauty. The village is made up of mainly period Cotswold stone houses and cottages and is surrounded by rolling Cotswold countryside. At the heart of the village is the green with the famous Pump House having pride of place and sheltered by a magnificent sycamore tree which is thought to be some 300 years old.

The market town of Northleach is just under 2 miles away which provides most amenities and the well reputed Wheatsheaf Inn with Cirencester and Cheltenham being equal distances. The neighbouring village of Sherborne has a superb village shop and tearoom and there is fantastic walking over an extensive network of National Trust footpaths.



Travel links are excellent with easy access to the A40 and M4/M5 & M40 motorways. Trains to London Paddington run from Kingham (approx. 85 minutes). There are superb schools in the area for all sectors and Cheltenham hosts literary festival and the famous National Hunt racecourse. Golf courses include Burford, Naunton Downs, The Wychwood and Cotswold Hills.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall** Stone floor and built in cupboard. Archway to inner hall which leads to the Annexe and **Cloakroom** Hand basin. WC. **Kitchen/Breakfast Room** with range of wooden painted units and work surface over incorporating a Belfast sink, oven and hob and integrated dishwasher. Fridge and freezer. Aga. Matching central island. Tiled floor and French doors to terrace. Opens to Breakfast area which

seats 6. Utility with units and sink. Space and plumbing for a washing machine and tumble dryer. **Drawing Room** A superb reception room which is almost 40' in length with vaulted ceiling and large Inglenook fireplace with wood burner to one end. Raised reading room overlooking the front and Dining Room which seats 8.

### FIRST FLOOR

A landing leads to **Master Bedroom** with storage cupboards and adjoining **Bathroom** with bath, shower, washbasin and WC. **Guest Bedroom** also with storage and adjoining **Bathroom** with bath, washbasin and WC. Single **Bedroom 3** which would serve as a good nursery. Double **Bedroom 4** and **Family Bathroom** with bath, shower, washbasin and WC. Galleried landing with bookshelves which could also serve as a Study and steps up to **Bedroom 5** which is currently used as an office.

### ANNEXE

Accessed from the main house and also separately. **Sitting Room** with open fire and French doors to the rear terrace and paddock. **Kitchen** with a range of units incorporating an oven and hob, sink and washing machine. French doors to garden. There are **2 Bedrooms** and a **Shower Room**.

## OUTSIDE

The property is approached from the lane along a generous gravel driveway shared with two neighbouring properties. There is ample parking to the front and side with access to a **Double Garage** with studio above which could serve as a useful home office or playroom. Leads to the Paddock with traditional outbuilding housing two **Stables** with hay store above.





### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

### LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester  
GL7 1PX Tel 01285 623000

### COUNCIL TAX

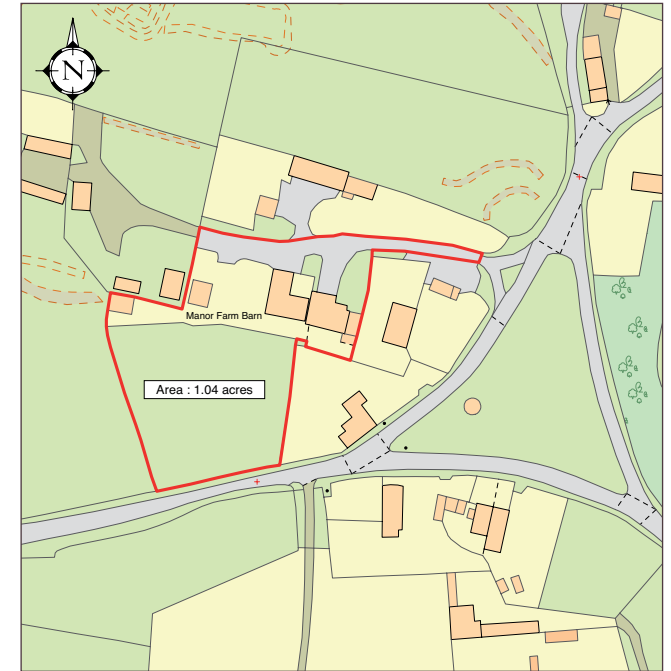
Principal House: Band G  
Annexe: Band A

### VIEWING

Please telephone Butler Sherborn, Stow on the Wold Office  
T 01451 830731 or The London Office  
T 0207 839 0888. E: stow@butlersherborn.co.uk

### DIRECTIONS (GL54 3ND)

From the A429 (Fosseway) from Stow-on-the-Wold turn left into Farmington past Farmington Quarry. Continue down the single lane and over two cattle grids for approximately 1 mile and come into the village. The turning to Manor Farm Barn is then to the right opposite the village green and Pump House and behind Manor Farm House.



A particular lovely feature of Manor Farm Barn are the walled terraces which wrap around the house and provide an extension to the reception rooms for summer entertaining. The terrace at the rear has a built in fireplace and is accessed from both the Drawing Room and Kitchen.

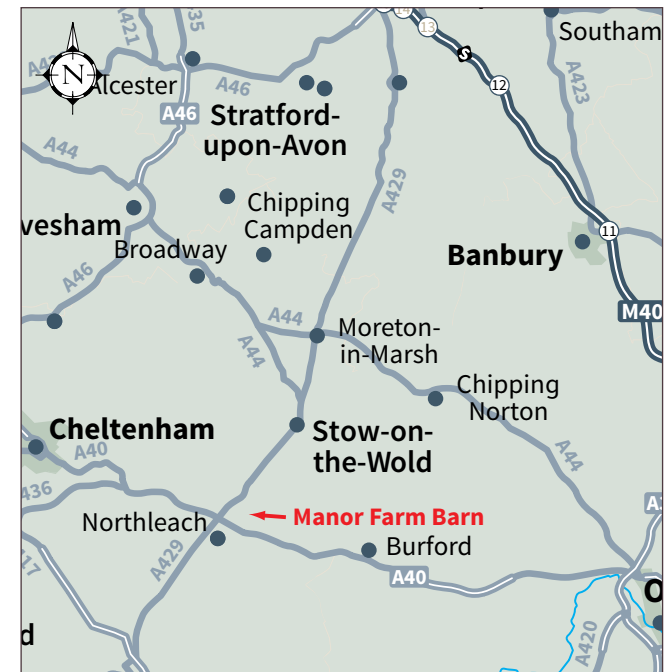
The garden is mainly laid to lawn with raised flower beds and steps up to the adjoining paddock. In all just over 1.0 acre.

### SERVICES


Mains water and electricity. Septic tank. Oil fired central heating. Telephone and broadband connection. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

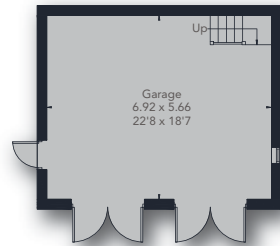
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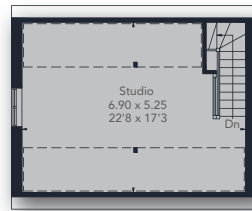


Approximate Gross Internal Area = 406.6 sq m / 4377 sq ft (Excluding Void)  
 Garage = 76.2 sq m / 820 sq ft  
 Outbuilding = 34.5 sq m / 371 sq ft  
 Total = 517.3 sq m / 5568 sq ft

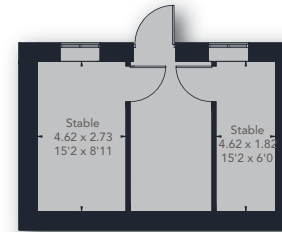
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)  
 GARAGE - GROUND FLOOR



GARAGE - FIRST FLOOR



(Not Shown In Actual Location / Orientation)  
 OUTBUILDING



GROUND FLOOR



FIRST FLOOR

FLOORPLANZ © 2015 0845 6344080 Ref: 150190

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



