The Old Farmhouse
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Stow-on-the-Wold 1.5 miles, Cheltenham 17 miles
Cirencester 21 miles, Rail station to London Paddington:
Moreton in Marsh 4 miles, Kingham 5 miles (approx 90 minutes).
(All distances approximate).

A handsome Grade II Listed Cotswold farmhouse in a pretty village near Stow on the Wold.

VIEWINGS
Strictly by appointment. Butler Sherborn, Stow-on-the-Wold
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DIRECTIONS (GL54 1LF)
From Stow on the Wold take the B4083 signed to Lower Swell.
Enter the village, past the Golden Ball public house on the left hand side, The Old Farmhouse is on the right hand side. For ease: parking can be found by the green and war memorial. We will meet you at the front door, which is the distinctive pretty white painted porch.

ACCOMMODATION SUMMARY
- Entrance Hall
- Drawing Room
- Sitting/Music Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- Cloakroom
- 3 Double Bedrooms on first floor (2 with ensuite)
- Family Bathroom
- 2 Bedrooms on second floor (1 with ensuite)
- Utility Room
- Pretty part walled Garden
- Private Parking
- Triple Carport
Lower Swell is a delightful North Cotswold village situated on the banks of the river Dikler. The village is surrounded by open countryside and benefits from a friendly community, a thriving primary school, parish church and public house. The attractive market town of Stow on the Wold is ideally situated and provides local shopping facilities, including supermarket, banking, sporting and social facilities. Stow is a healthy walk away. More comprehensive facilities can be found at Cheltenham and the city of Oxford.

The region has excellent links to the rest of the country via road and rail and is at the centre of an all-encompassing transport network. Cheltenham, Birmingham and Oxford are within easy reach and London just 90 minutes away with regular main line services to Paddington at Moreton in Marsh and Kingham stations.

There are a number of excellent educational facilities in the area both in the public and private sector. In the village there is a super primary school, which feeds to the Outstanding Ofsted senior school ‘Cotswold School’ in Bourton on the Water.


The Old Farmhouse is an excellent village house with generous room sizes complimented by good ceiling height which provides light and airy accommodation throughout. With very good reception rooms it currently serves as a much loved family home, perfect for entertaining and could also be a main weekend/holiday home. Outside is a mature and manageable landscaped walled garden with a terrace and attractive well stocked flower and shrub beds. This delightful farmhouse is well presented with an abundance of character and charm with many of its original period features having been sympathetically retained and renovated including a superb Inglenook fireplace, window seats, exposed beams and Cotswold stone walls. There is valuable private parking at the rear and a triple Cotswold stone carport/workshop.

The Old Farmhouse is a traditional Cotswold stone farmhouse in a Conservation Area and an Area of Outstanding Natural Beauty. The listing is Grade II of Architectural and Historical Interest. The listing dates the house back to the mid-19th Century, rubble with ashlar quoins with Cotswold stone and three ashlar chimneys, with modern updates like the wooden porch with latticework.
ACCOMMODATION
Attractive tile hung porch with part-glazed double doors. Hall. Tiled floor.
Staircase to first floor. Coat cupboard. Cloakroom WC, hand basin. Utility
Cupboards, sink, worktops and boiler. Space for washing machine and tumble
dryer. Kitchen/Breakfast Room Wooden units with extensive worktops and
tiled splash backs, sink, Range Master cooker and extractor fan. Built in
fridge and freezer. Space for table and chairs. The part boarded loft space is
ideal storage. Dining Room Attractive Inglenook fireplace with wood burner.
Exposed Cotswold stone wall. Wooden floor. Stabled styled side door. Window
seat. Drawing Room Fireplace with a wood burner. Exposed beams and

FIRST FLOOR
Landing Airing cupboard housing hot water cylinder with shelving.
Additional shelved cupboard. Master Bedroom Double aspect with view over
village, built in wardrobes. Adjoining Shower Room with large tiled cubicle,
hand basin, WC and heated towel rail. Bedroom 2 Window seat. View to
front aspect and a walk in cupboard. Bedroom 3 Window seat. View to front
aspect and adjoining Shower Room with large tiled cubicle, hand basin,
WC. Family Bathroom with bath, hand basin, WC, heated towel rail, mirror
fronted cupboard, stone tiled walls and floor with under floor heating.

SECOND FLOOR
Exposed ‘A’ frame beams. Eave cupboards. Adjoining Shower Room with
‘Saniflo’ WC, tiled shower cubicle, hand basin and part tiled walls.

OUTSIDE
From the lane, the tarmac drive leads to the rear of The Old Farmhouse.
Maintenance of this drive is shared with 3 other properties. Double wooden
gates lead to the private gravelled drive. There is a detached Cotswold stone
triple carport with parking and space for turning.

Wooden gates lead to the gardens, which are partly enclosed by Cotswold
stone walls and neighbouring properties. Mainly laid to lawn, this secure
garden is ideal for children and family pets, while the gravelled terrace is
perfect for outdoor entertaining. A wonderful apple tree, which is believed to
be over 100 years old still produces Russet Egremont apples. There are well
stocked mature borders with feature plants and trees including Golden Pear
Quince, a white flowering Wisteria, Liquidambar, Magnolia, cherry trees, box
hedging, trellis arch and a wrought iron arch with climbing roses. There is also
a wooden shed and mulch bins.

A further useful enclosed side garden situated to the east of the property is
ideal as log store and bin storage.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All
other fixtures and fittings are expressly excluded.

TENURE AND POSSESSION
The property is for sale freehold.
Approximate Gross Internal Area
260.1 sq m / 2800 sq ft (Excluding Eaves)

Triple Garage Approximate Gross Internal Area
41.1 sq m / 442 sq ft

Total Approximate Gross Internal Area
301.2 sq m / 3242 sq ft
SERVICES
Mains drainage, water and electricity. Oil fired central heating. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

LOCAL AUTHORITIES
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: (01285) 623000

COUNCIL TAX
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