

THE BYRE

Manor Farm Yard, Ampney S. Mary, Cirencester



MOORE ALLEN
& INNOCENT

The Byre

£ 2,150 pcm

Ampney St. Mary, Cirencester

A superb opportunity to rent a stunning Cotswold stone barn conversion within an exceptional development of just three similar conversions near to the heart of this desirable rural village just east of Cirencester.

Accommodation

Designated within the conservation area of this secluded and picturesque village, the developers have skilfully, yet sympathetically converted each barn utilising traditional materials to provide bright and spacious individual accommodation specified to a very high standard and dedicated to modern day living (including infrastructure for Gigaclear ultrafast broadband).

The result is the byre, a unique period property set across multiple levels and with a welcoming entrance hallway opening to perhaps one of the most stunning features of the property - a fabulous open plan kitchen /dining room.

With its semi-vaulted ceiling, exposed timber beams and generous natural lighting from the extensive glazed frontage, the hand-built fitted shaker style kitchen features an ample selection of fitted base and eye level units topped with Silestone work surfaces.

In addition, there is an extensive range of integrated Neff appliances including double oven, induction hob, dishwasher, fridge and freezer. A practical central island offers further work surface and storage options.

Off the kitchen is situated a useful ground floor cloakroom and a further reception room offering flexibility of use as perhaps a home office, playroom or occasional bedroom four.

Steps off the hallway lead up to the impressive open plan living area with two large windows to the front aspect and a stairwell to first floor.

Also on the ground floor is the generously proportioned master bedroom - with its luxurious en-suite shower room, whilst to the first floor, there are 2 further double bedrooms - served via an en-suite wet room as well as a separate family bathroom. The shower and bathrooms of the byre incorporate extensive wall and floor tiling with white suites, toughened glass shower screens, clearwater fittings and hidden wc cisterns.

The main areas of flooring comprise of beautiful and hard-wearing engineered oak whilst a mixture of underfloor heating and



radiators is fed via the latest in ultra-efficient air source heating systems.

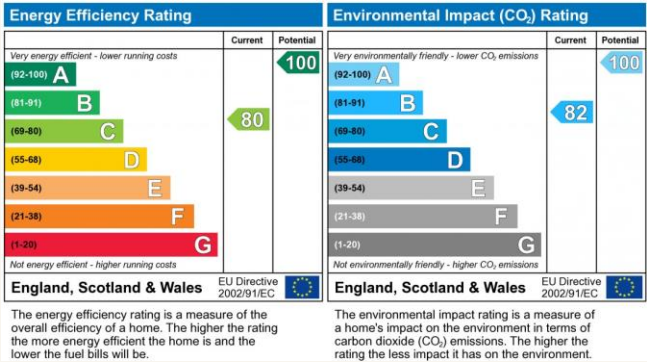
Externally the design of the outside space reflects traditional estate fencing enclosing a hard-landscaped paved terrace with pathways, low maintenance garden areas seeded mainly to lawn together with ample off-road parking.

Close to Home

Ampney St Mary is an unspoilt Cotswold village situated about five miles east of Cirencester. The village is made up of an attractive array of period cottages and houses, surrounded by attractive countryside which has been classified as being of an Area of Outstanding Natural Beauty. Nearby is St Mary's Church which is noted for its wonderful medieval wall paintings. The Ampney brook

flows near to the village and it is from this and the church that the village takes its name, though it is also known locally as 'Ashbrook'. The historic Roman town of Cirencester is the nearest town and provides an excellent range of shops and services. There are two superstores, including Waitrose, an A&E hospital, leisure centre and outdoor swimming pool. Other regional centres include Cheltenham, Oxford and Swindon whilst the A419/A417 provides dual access to the M4 J15 and the M5 J11a. Recreational pursuits include sailing at the Cotswold Water Park, polo at Cirencester Park, golf at Cirencester Golf Club and National Hunt racing at Cheltenham as well as local rugby and cricket clubs. A good choice of private and state schools is readily available and includes Hatherop Castle, Rendcomb College, Beaudesert Park and the Cheltenham Colleges.

Energy Performance Assessment





Services

Heating is via an eco, air source central heating system and we understand that mains water, electricity and telephone are connected.

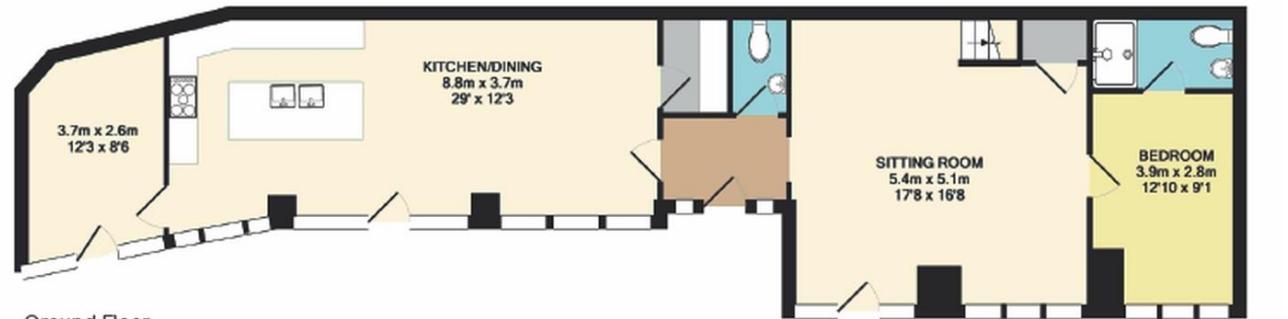
Council Tax - Band F

EPC - Band - C

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent

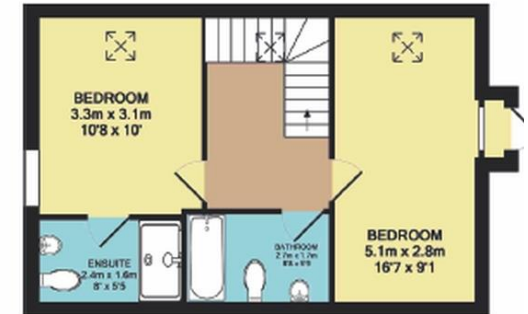


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Ground Floor
Approx Floor Area
92.1 SQ.M (991 SQ.FT.)

Total Approx Floor Area 135.7 SQ.M (1461 SQ.FT.)



First Floor
Approx Floor Area
43.6 SQ.M (470 SQ.FT.)



DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

