Substantial Period Barn Conversion
Self-Contained 2 Bed Annexe
4 Bedrooms, 4 Ensuites
3 Large Receptions
Heated Indoor Swimming Pool
Kitchen/Breakfast Room
Large Gardens
Ample Parking
Triple Garaging

Approximately 0.7 acres
Approximately 6,929 sq ft

Price Guide: £1,600,000

Situated on the edge of the Area of Outstanding Natural Beauty village of Tormarton and set within 0.7 acres of private grounds, a substantial period barn conversion with an indoor heated swimming pool, self contained 2 bedroom annexe and triple garaging

The Property

Old Hundred Barn is a substantial detached period barn conversion set within 0.7 acres of grounds with a self-contained 2-bedroom annexe and indoor swimming pool situated on the edge of the conservation village of Tormorton conveniently located for easy access to Bath and Bristol. Believed to date back to the late 17th Century, the barn was converted in 1969 creating light and airy accommodation with generously proportioned rooms throughout extending in all to 3,474 sq.ft. arranged over two floors.

On entering the ground floor there is an entrance hall which interconnects with the annexe if required and has a cloakroom off. The spacious drawing room has a feature fireplace and is open to a sunroom with has two sets of French doors opening to the garden. The dining hall has further double doors to the garden and leads to the conservatory which has a fitted study area. The modern kitchen/breakfast room has an Everhot oven, a range of built in appliances with a central island unit and is open to the utility room which leads through to a secondary entrance lobby connecting to the swimming pool. The heated diving pool is 9ft deep measuring 11m x 5m and has both a shower room and gym room off with beautiful large arched windows running the length of the pool providing wonderful views over the garden. On the first floor, a spacious landing with a study area serves four double bedrooms, each with its own ensuite and fitted wardrobes.

Situation

Situated within South Gloucestershire, the village of Tormarton has a collection of traditional stone built period houses set within the Cotswold Area of Outstanding Natural Beauty conservation area and lies directly on the Cotswold Way. The village's amenities include a pretty church and two public houses both within walking distance to the property. The neighbouring village of Acton Turville has further facilities including a village shop, pub and popular primary school. Tormarton offers excellent access to Junction 18 of the M4 and is an ideal position for commuting to Bristol and Bath and the M5. Regular mainline rail services to London and the South West are available from both Bath and Bristol as well as the market town of Chippenham. The World Heritage city of Bath is 10 miles away with many fine restaurants, specialist shops, museums and art galleries as well as superb choice of education facilities. Bristol has an excellent range of shopping centres and Bristol International Airport.

Directions

From the M4 Junction 18, head north for Stroud on the A46. After 200m, immediately turn right onto the B4040 signed for Acton Turville. Pass The Compass Inn and after 300m, turn right towards the village of Tormorton and immediately right again into Old Hundred Lane. Continue up the lane and the property is the second driveway on the right hand side.

Local Authority

South Gloucestershire Council

Council Tax Band

H £3,562.82
The Annexe & Grounds

The annexe can be accessed independently or via the main house making it versatile to house either an independent relative or to generate a rental income which it is currently set up as. Arranged over one level, the accommodation extends in all to 997 sq.ft. comprising an entrance hall/study, a large open plan kitchen/living room and has two bedrooms with a modern bathroom. The annexe benefits from its own private walled garden which has well stocked borders and predominantly laid to lawn.

Externally, the property is entered through double timber gates to a large parking area with triple garaging enclosed by tall stone walls. The garden of Old Hundred Barn is south-facing arranged to the rear of the property and extend to over a third of an acre. From the dining hall and swimming pool French doors is a covered veranda and large paved terrace which is ideal for summer entertaining and alfresco dining. Steps lead up to an excellent sized level lawn with is bordered by flower beds, mature shrubs and apple trees lined to one side. The bottom of the garden backs onto neighbouring open parkland where there is a useful stone-built garden store.
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