

EAST RISE BARN

Baunton, Cirencester GL7 7BB



MOORE ALLEN
& INNOCENT

EAST RISE BARN

£875,000

Baunton

Cirencester

GL7 7BB

Set within the popular village of Baunton and enjoying surrounding open views, this Grade II Listed Cotswold stone barn was sympathetically converted by the current owners in the early 1990s from plans created by Robert Franklin, Architects, Oxford. Enjoying an idyllic setting in the Churn valley and beautiful gardens extending to 0.35 acres. The well-proportioned accommodation is full of character features and benefits from a double garage with first floor storage/workshop or for conversion to a home office or possibly ancillary accommodation (subject to planning).

The delightful, large living room has high vaulted ceilings, original roof trusses and original dressed Cotswold Stone walls. At the end of the room there is a hand crafted stained glass leaded window. The large floor to ceiling windows along one wall of the room overlook the beautiful garden whilst letting the light flood in. There is an attractive stone built inglenook fireplace with an oak beam over and stone hearth, currently housing a Gazco stove. At the opposite end of the room, via oak framed bi-fold doors, is an attractive sunroom affording wonderful open views.

At the heart of the home is an open plan dining kitchen providing a wide range of oak fronted wall and base units complimented by black granite worktops and quarry tiled floors. Integrated double electric oven, gas hob, Belfast sink and plumbing for a dishwasher. Also with vaulted ceilings and a velux window. Opening onto the garden is a large double glazed patio door enhancing the feeling of light and space.

The main entrance opens into the hallway with built-in storage and a wide open staircase with a half landing and oak balustrades leading to the first floor. There are two double bedrooms on the ground floor,; one benefiting from one benefiting from built-in wardrobes and a family bathroom of three-piece white suite with separate shower.

To the first floor, the principal bedroom with exposed beams, window to the side elevation and an en-suite shower room.

The extensive lawned gardens are a delightful feature of this fine home with an interesting range of planted borders around the well



tended lawns. A canopy opens over a paved patio creating the ideal environment for outside dining. A lovely hexagonal timber summer house (power and lighting) enjoys an elevated position with gravel terrace to the front, an attractive and functional addition to the garden and the perfect space in which to sit and relax. The garden enjoys a good degree of privacy bound by mature trees and shrubs. Adjoining the garage is a recently constructed tool store, also in the garden is an open timber shelter, perfect for BBQs.

PROPERTY INFORMATION

Mains water, gas and electricity are connected to the property. Gas fired central heating and a private drainage system. EPC Band D (58).

Council Tax Band 'F' 2020/21 Charges £2,527.63.

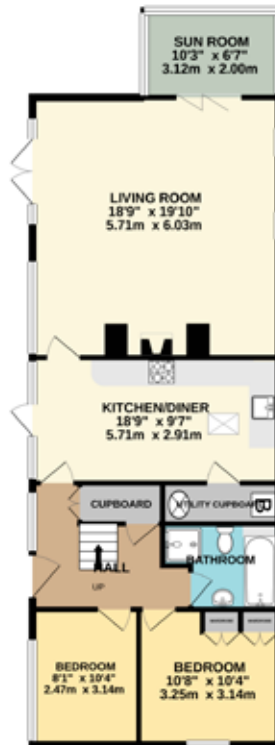
Cotswold District Council, Cirencester 01285 623000.

Freehold offering vacant possession upon completion.

LOCATION

Baunton is a pretty village set in the Churn valley about 2 miles to the north of Cirencester. There is a great community within the village making it an ideal location for those looking for village life within striking distance of town. There is an excellent selection of primary and secondary schools in the area as well as the famous Rencomb College a few miles from Baunton. Cirencester offers a range of supermarkets, independent shops, restaurants, bars and pubs, leisure centre and community hospital. Further north is the vibrant Spa town of Cheltenham. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble (7.5 miles) and frequent bus and coach links, all within easy reach.

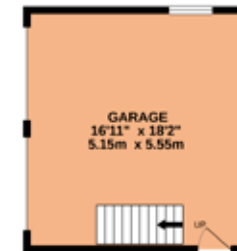




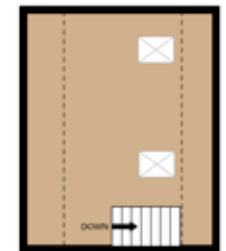
Ground Floor
Approx Floor Area
90.9 SQ.M (979 SQ.FT.)



First Floor
Approx Floor Area
31.1 SQ.M (335 SQ.FT.)



Garage Ground
Approx Floor Area
28.6 SQ.M (307 SQ.FT.)



Garage First
Approx Floor Area
24.8 SQ.M (267 SQ.FT.)

Total Approx Floor Area 121.1 SQ.M (1304 SQ.FT.)



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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 ©2016

