



**Little Barn
Empshill Farm, Cheltenham**

£1,275 PCM

A bespoke detached barn conversion set in a fine rural location to the North of Northleach occupying a private setting with two other dwellings. Stabling/Separate Office potentially available.

Northleach 2 Miles, Bourton-on-the-Water 5 miles, Cheltenham 15 miles, Oxford 26 miles.

Little Barn Empshill Farm Farmington Cheltenham Gloucestershire

**A BESPOKE DETACHED BARN CONVERSION
SET IN A FINE RURAL LOCATION TO THE
NORTH OF NORTHLEACH OCCUPYING A
PRIVATE SETTING WITH TWO OTHER
DWELLINGS. STABLING/SEPARATE OFFICE**

- Bespoke barn conversion
- Vaulted reception area
- Fitted Kitchen, Utility
- Large Double Bedroom
- Bathroom
- Under Floor Heating
- Further Storage facilities, office accommodation and stabling potentially available
- EPC Rating E

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 820913

DIRECTIONS

From the A40 Northleach roundabout proceed in an Easterly direction towards Oxford. Shortly after the right hand turn signed Eastington, take the next left hand turn signposted to Farmington (through some distinctive stone gate piers). Bourton-on-the-Water take the Fosse Way south towards Northleach and Cirencester. Shortly before reaching the A40 and Northleach take the left hand turn signposted Farmington and Sherborne. Follow the lane for approximately 1 mile and upon entering Farmington proceed through the village, keeping the village green on the left hand side. Exit the village and take the right hand turn , TO BE FINISHED...

DESCRIPTION

Little Barn comprises a charming and individual detached barn conversion set at Empshill Farm just to the North of Northleach on the edge of the village of Farmington. The barn is set separately from the adjacent farmhouse and a further barn conversion and provides a bespoke detached property with beautifully appointed accommodation, comprising a vaulted open plan reception room with fitted kitchen to one end, a utility room, bathroom and bedroom. There is potentially further storage available as well as office accommodation and stabling if required/desired. (subject to

landlords agreement).

Approach

A substantial timber door with glazed insert to:

Hall

With limestone floor and door to:

Kitchen

With continuation of the limestone flooring, with fitted kitchen comprising a range of built in cupboards, a Classic 100 range cooker, built in refrigerator and freezer, Miele dishwasher, one and a half bowl sink unit, tiled splash back, range of eye level cupboards and extractor over hob. Further worktop with oak framed casements overlooking the front of the property with cupboards and drawers below and a further deep counter with built in cupboards, drawers and wine storage opening out to:



Principal Living Area

With vaulted ceiling, exposed timber A frame and purlins, recessed ceiling spot lighting and stone columns fitted with double glazed oak framed casements with glazed doors to the front, and a pair of double glazed oak framed french doors out to the private garden area to the south of the property. Continuation of the limestone flooring with underfloor heating, part exposed Cotswold stone walls. From the hall, solid oak door to:



Utility Room

With continuation of the limestone flooring, stainless steel sink unit with mixer tap set in a pine work top with tiled splash back, range of built in cupboards below, LG washing machine, Miele dryer and oil fired central heating boiler, range of eye level cupboards. The entrance hall continues to:

Inner Hall

With built in book shelving and oak framed casements to the front of the property with exposed stone and recessed ceiling spotighting with solid oak door to:



Bathroom

Comprising a corner bath with chrome mixer tap and handset shower attachment, low level W.C, separate walk-in corner shower, inset wash hand basin with cupboards below and to the side with mirror over and recessed ceiling spotighting. From the hall, solid oak door to:



Bedroom

With double glazed casements to the front elevation, with built in book shelving and range of built in wardrobes, with hanging rails and shelving.

RESTRICTIONS

1. Pets by arrangement - In the event of a pet(s) being permitted by the Landlord within a rental property, the monthly rent will increase by 5%.
2. Non smokers only.

SERVICES

Mains Electricity, Water and Drainage are connected. Oil Fired central heating. (Oil supply sub metered and charged at prevailing rate).

RENT

£1275 per calendar month which excludes electricity, water, drainage, oil, council tax and telephone charges.

LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council
Trinity Road, Cirencester, Glos GL7 1PX
Tel: 01285 623000
Council Tax Band D

EPC RATING

E Rating

HOLDING DEPOSIT

A holding deposit of one week's rent (£294) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed

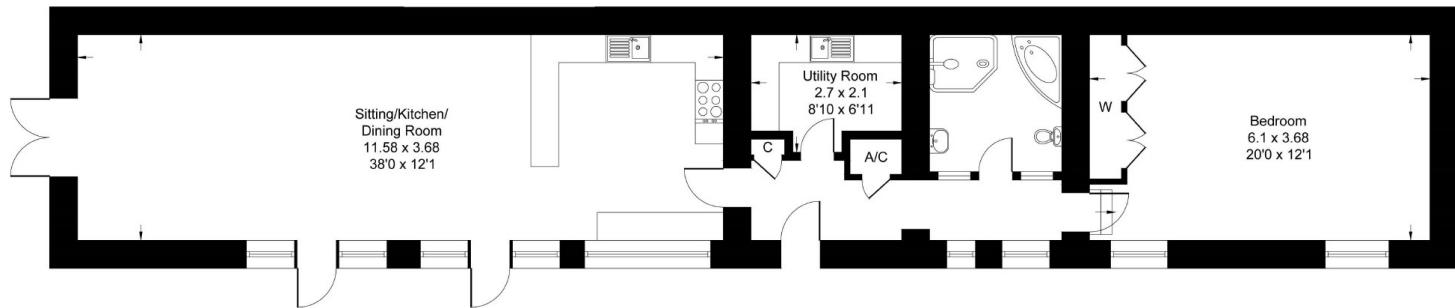
SECURITY DEPOSIT

A security deposit of 5 weeks' rent (£1470) is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

AGENT'S NOTES

It will be a condition of the letting that a payment of the first month's rent and security deposit is made in sufficient time to allow for funds to be cleared. All payments to be made by bank transfer.

Approximate Gross Internal Area = 89.24 sq m / 961 sq ft



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Page 1 of 12

Energy performance certificate (EPC)

LITTLE BARN
EMPSHILL FARM
EMPSHILL ROAD
FARMINGTON
GL54 3ND

Energy rating

E

Valid until 10 January 2031 Certificate number

3300-3034-0222-2007-

3993

Property type	Detached bungalow
Total floor area	89 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-letting-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-letting-exemptions>).

Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3300-303...> 11/01/2021

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