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THE BARN

Barrow, Nr Boddington, Cheltenham, Gloucestershire, GL51 0TL

THE BARN

BARROW, NR BODDINGTON, CHELTENHAM,

A beautiful barn conversion with a separate two-bedroom cottage. Outbuildings, swimming pool and equestrian facilities all within a semi-rural setting a short drive from Cheltenham

- Four Bedrooms
- Two Reception Rooms
- 3 - 4 bathrooms
- A Two Bedroom Cottage
- Outbuildings
- Equestrian
- Garden
- Broader Grounds c2.6 Acres

DESCRIPTION

Nestled within its own well established grounds and gardens of circa 2.6 acres, The Barn is a characterful and thoughtful conversion of a range of outbuildings that were transformed to provide an exceptional semi-rural country home. The plot has been cleverly arranged to offer the principal house, ancillary accommodation, equestrian and a swimming pool all set within a private plot.

The orientation of the house and cottage in a horse shoe configuration, allows for full views over a private central courtyard at the rear and broader lawned gardens and paddocks. The house itself is beautifully presented, with character details that are a nod to its heritage including exposed beamed ceilings, parquet flooring and a red brick inglenook fireplace in the drawing room. Arranged over two floors and spanning 2770 sq ft, the accommodation is arranged around a galleried reception hall which acts as a centre piece for the accommodation, a feature in itself it has a dining area and door into the spacious drawing room. Ample windows flood this room with natural light and offer views at various aspects of the gardens and grounds. The kitchen overlooks the patio through large picture windows and is fitted with a range of units, integrated appliances and an Aga.

On the first floor, two of the bedrooms have en suite bathrooms and dressing rooms, whilst two further bedrooms overlook the swimming pool and are serviced by a family bathroom.



THE COTTAGE

Within the grounds is a separate two-bedroom cottage that enjoys an idyllic spot overlooking the swimming pool. This provides an excellent independent arrangement for a live in relative or as an opportunity for an additional income stream as a holiday let or STA.

GARDENS & GROUNDS

The grounds are fundamental to the overall feel of the house, providing a wonderful backdrop of c2.6 acres for this superb family home. The plot is well established and private, the main dwelling sits to the front of the property behind a gated carriage driveway this, and the cottage, overlook a central courtyard where the heated swimming pool is positioned.

There are a range of outbuildings, stables, garages and hard standing that could be used as equestrian facilities, as a small yard as they have been for many years, or redeveloped for various usage should a perspective owner wish, subject to the necessary planning.

LOCATION

Surrounded by open farmland, just 4 miles north-west of Cheltenham and within easy striking distance of junctions 10 & 11 of the M5, the attractive semi-rural hamlet of Barrow occupies a central position within the Severn Vale, nestling between the village of Staverton and the well regarded parish of Boddington.

The area offers a diverse range of recreational facilities and opportunities with excellent access to footpaths and bridleways, a popular public house and restaurant just 2 miles distant and a number of cultural events and festivals in the surrounding towns of Cheltenham, Tewkesbury and Gloucester.

The nearest of the towns is Cheltenham, a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix

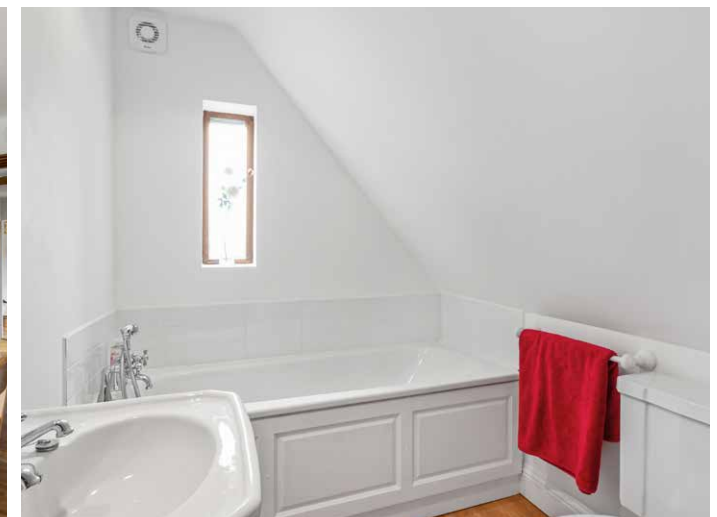
of shops, restaurants and boutiques and world renowned schools to include Cheltenham Ladies' College, Cheltenham College and Dean Close.

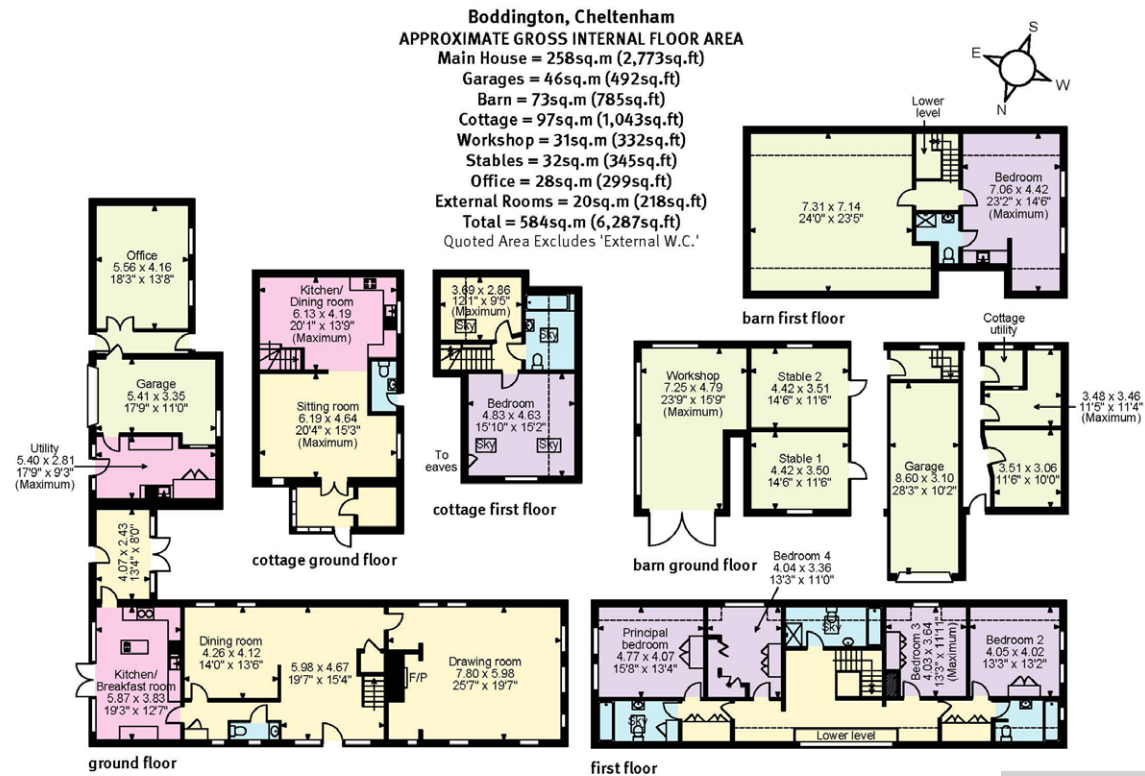
Barrow has excellent local and regional communication links via the M5, the A38 and A40. Train services run from Cheltenham Spa and Gloucester direct to Birmingham New Street and London Paddington respectively with major airports at Bristol, Cardiff and Birmingham.

M5 (Junction 11 North & South) 5 miles, Central Cheltenham 5.5 miles, Gloucester 7 miles, Bristol 43 miles, Oxford 46 miles, Birmingham 49 miles, London 105 miles, (distances approximate)

SERVICES

Mains water and electricity. Private drainage (septic tank). Oil Heating. Council Tax Band G. EPC - D





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