



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



40-41, BARNSELY

Barnsley

40-41, Barnsley, GL7 5EE

A quintessential and superbly renovated Cotswold cottage in the heart of the village

Description

40-41 Barnsley is an extremely pretty and quintessential Grade II Listed Cotswold cottage dating from the 1690's onwards located in the heart of this renowned village. Exceptionally and lovingly renovated to a very high standard, the current owner has been mindful to create a welcoming and cosy home whilst retaining its original features and charm.

Originally a row of four cottages believed to have been constructed for the workers at Barnsley House, the house has been restored and renovated over the last several years using the finest British craftsmanship and materials with designer lighting, original timber and natural stone floors, bespoke furnishings and textiles. The house is beautifully proportioned with quiet corners and fabulous entertaining space.

The kitchen/breakfast room, which combines contemporary design with traditional features, has a striking blue Mercury range oven nestled in the original bread oven/inglenook fireplace with deep granite worktops and is a wonderful room for cooking, everyday dining and morning coffees.

The adjacent dining room, with a history which includes acting as the village post office, is a fabulous room in which to entertain family and friends, with original stone flooring, an impressive inglenook fireplace with wood burner and windows to the front and rear of the house.

The study, with a wood burner in an original fireplace, is an ideal home office or might also make a superb library.

The sitting room is clearly the heart of the house and a stunning room in which to host guests or relax with a good book in front of the fire. The original

floor, exposed beams and large inglenook fireplace are beautiful original features and the windows to the front, rear and side allow for an abundance of natural light. A raised area with large windows overlooking the garden is the perfect reading room. A door leads to the side terrace and garden beyond and allows for indoor-out living in the warmer months.

The ground floor also has a handy utility/boot room, ideal for muddy dogs and wellies after a long country walk, and a cloakroom.

The first floor can be accessed via three separate charming staircases and comprises four bedrooms and three bathrooms, one being en-suite. Careful thought and attention has been put in making the bedrooms both welcoming yet functional with ample discreet storage, beautiful layouts and original features and character.

Outside, the garden has been extensively landscaped to create a formal but easily maintained structure with lawns interspersed with beautiful hydrangeas and standard roses, enclosed with pretty Cotswold stone walls and hedges, including a dog-friendly area. Generous and delightful, the garden is a fabulous asset to this cottage and wonderful for summer BBQs and relaxing with lazy sundowners on the flagstone dining terrace.

A recently restored small outbuilding is currently used as a home gym to one side and a garden shed to the other. There is also a wood store and the demise of the cottage includes one of two village water pumps at either end of the village uncovered by the current owner during renovations.

There is private off-road parking to the side of the house.

Hall • Kitchen/ Breakfast Room • Dining Room • Study
Sitting Room • Reading Room • Utility • Cloakroom
4 Bedrooms • 3 Bathrooms • Landscaped gardens
Outbuildings • Dining Terrace • Private off-road parking





Location

40-41 Barnsley is situated in the heart of Barnsley, a quintessential and idyllic village in the heart of the Cotswolds. Well known for its typical Cotswold stone manor houses and cottages, and the influence of the internationally renowned post-war gardener, Rosemary Verey, throughout, the village is also home to a superb hotel, spa and gardens, Barnsley House, and The Village Pub which serves up delicious gastronomic delights and is a great spot for Sunday lunch.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Nearby Burford is a charming and picturesque medieval town which offers various weekly markets, a renowned garden centre and is ideal for everyday shopping as is delightful Northleach which is only 8 miles away.

Daylesford Organic Farm Shop, 20 miles away, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

Cheltenham to the west not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing.

The area offers a superb choice of schooling with an exceptional selection of state, grammar and private schools such as Hatherop Primary School, Hatherop Castle, Dean Close, Cheltenham Colleges and Pate's, to name but a few.

The cottage is well located for outdoor activities, with golf at Cirencester, Cheltenham, Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the countryside.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Kingston and Kemble.

*Cirencester 4.5 miles
Northleach 8 miles
Kemble 9 miles
(direct train to London Paddington)
Burford 13 miles
Cheltenham 19 miles*

All distances and times are approximate

General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Postcode: GL7 5EE.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

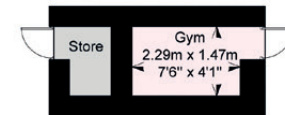
Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000. Council Tax Band G.



The floor plan shows a central hallway with stairs labeled 'Up' and 'Down'. To the left of the hallway are two bedrooms and a bathroom. The first bedroom on the left is labeled 'Bedroom 4.71m x 3.97m 15'6" x 13'1"'. The second bedroom is labeled 'Bedroom 3.31m x 3.18m 10'10" x 10'5"'. The bathroom is labeled 'Bathroom 2.59m x 2.03m 8'6" x 6'8"'. To the right of the hallway are two bedrooms. The first bedroom on the right is labeled 'Bedroom 3.80m x 2.49m 12'6" x 8'2"'. The second bedroom is labeled 'Bedroom 3.80m x 3.38m 12'6" x 11'1"'. The plan also shows a central staircase and a small utility area with a washing machine.

Not Shown In Actual Location Or Orientation

 = Limited Use



Floor plan of the first floor of a house. The plan shows a central hall with multiple staircases labeled 'Up'. Rooms include a Reading Room (4.10m x 1.76m), Utility Room, Sitting Room (4.73m x 4.58m), Study (4.68m x 3.05m), Kitchen / Breakfast Room (4.96m x 3.80m), Dining Room (4.52m x 3.80m), and a Rear Hall (7.12m x 1.24m). A legend indicates that dashed lines represent 'Limited Use' areas.

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