

40-41, BARNSLEY

— BARNSLEY —



40-41, BARNSELEY, GL7 5EE

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

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 bespoke Devol kitchen/breakfast room combines contemporary design with traditional

features and includes a beautiful cream Everhot oven nestled in the original bread oven/inglenook fireplace, farmhouse style units and plenty of storage and worktop space. It 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, 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/outdoor 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. There is also 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.

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.

There is a recently restored small outbuilding to one side of the garden, and a garden shed to the other which has electricity and heating. 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.

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 the superb The Plg in the Cotswolds, with its spa and gardens, 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.

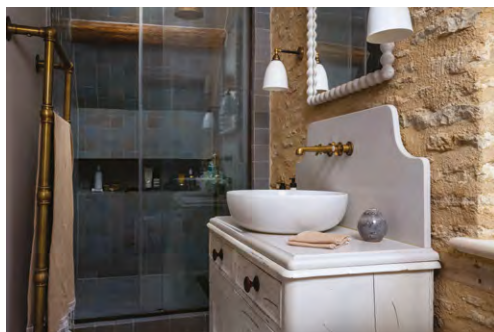


*Cirencester 4.5 miles
Northleach 8 miles
Kemble 9 miles
(direct train to London Paddington)
Burford 13 miles
Cheltenham 19 miles*

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

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

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.





40 - 41 Barnsley, Cirencester, Gloucestershire

House Approximate IPMS2 Floor Area 220 sq metres / 2368 sq feet

(Includes Limited Use Area 5 sq metres / 54 sq feet)

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07890 327 241

Job No SP2249

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

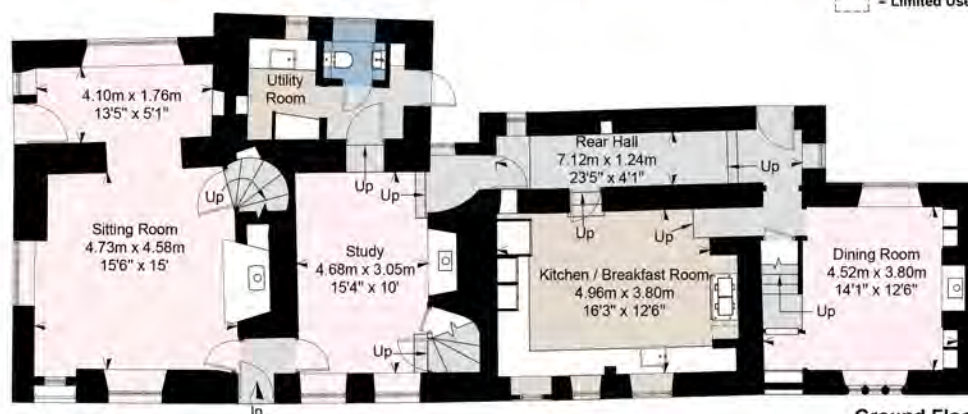
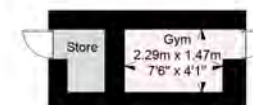
Outbuildings

Not Shown In Actual Location Or Orientation



First Floor

— = Limited Use



Ground Floor



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