

# BARTON END FARMHOUSE

— HORSLEY —







# BARTON END FARMHOUSE, HORSLEY, GL6 0QF

ENTRANCE HALL • DRAWING ROOM • DINING ROOM • SITTING ROOM  
STUDY • KITCHEN • LAUNDRY ROOM • LINEN ROOM • UTILITY ROOM  
2 CLOAKROOMS • 6 BEDROOMS • 4 BATHROOMS • CELLARS • STABLES  
OFFICE • GARDENS • PADDOCKS • TENNIS COURT • HOT TUB •  
GARAGE • DOUBLE CAR PORT • AMPLE PARKING • IN ALL CIRCA 9 ACRES

## AN EXCEPTIONAL GRADE II LISTED COUNTRY HOME IN THE HEART OF THE COTSWOLDS

### LOCATION

Superbly located in the quaint hamlet of Horsely, on the edge of Nailsworth, Barton End Farmhouse benefits from superb country living whilst being ideally placed on the edge of the town.

Nailsworth is a thriving little town with a vibrant community and a lovely selection of restaurants and cafes, including a delicatessen with a fishmonger, a bakery and fabulous boutique shops. The town is also home to a reputable farmer's market every fourth Saturday in the month.

The small Cotswold market town of Minchinhampton is only a short drive

away and also has an excellent range of day to day shops including a general store, butcher, chemist, and Post Office. The Crown pub, recently revamped by the Lucky Onion group, is a super spot to enjoy a well-deserved tipple after a long country walk.

Nearby Stroud is a spirited community, surrounded by rolling countryside and pretty Cotswold villages. The town is well served and offers great amenities and travel connections.

Painswick, 9 miles away, often called The Queen of The Cotswolds, is a historic wool

town which offers excellent restaurant choices, lovely artisan boutiques and cafes, and beautiful walks surrounding the village.

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

Sporting opportunities are abundant with nearby golf courses in Minchinhampton itself and Cirencester; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Beadesert Park on the doorstep, Minchinhampton Primary School, Chalford Primary School, Marling, Stroud High, Westonbirt and Cheltenham Colleges to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

## DESCRIPTION

Barton End Farmhouse is a beautiful Grade II Listed country home with fabulous gardens and grounds, accessed via a long sweeping driveway flanked on both sides by paddocks. Believed to date originally from the 17th and renovated over the years, this Cotswold home is both impressive and elegant, with generous living spaces and beautiful period features throughout.

Much care and attention has been put into creating a welcoming and practical family home. The rooms are all well-proportioned with good ceiling heights and large sash windows. The house is superb for entertaining family and friends with the dining and drawing rooms coming into their own for drinks and dinner parties. The kitchen and sitting room are ideal for everyday family life.

On the first floor there are six bedrooms, two being en suite, and three bathrooms. A further bedroom or home office area is on the second floor. All the rooms have been beautifully laid out to provide ample discreet storage and wonderful views over the gardens and grounds.

Outside the formal gardens around the house are beautifully landscaped with various different seating areas. The walled garden, a former kitchen garden, is an enchanting space for enjoying al fresco dining and sundowners in the warmer months and a most impressive apple tree provides a focal point in this area.

There is a tennis court alongside the driveway which overlooks the paddocks, stables with a home office, a double car port and garage.

In all circa 9 acres.



NAILSWORTH 1.5 MILES  
STROUD 6 MILES  
PAINSWICK 9 MILES  
CIRENCESTER 10 MILES  
KEMBLE STATION 13 MILES  
(LONDON PADDINGTON 75 MINS)  
M4 (JUNCTION 17) 15 MILES  
CIRENCESTER 16 MILES  
BATH 24 MILES

*All distances and times are approximate*











## GENERAL INFORMATION

**Tenure:** Freehold. Grade II Listed.

**Services:** Mains electricity, water and drainage. Oil-fired 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 H.



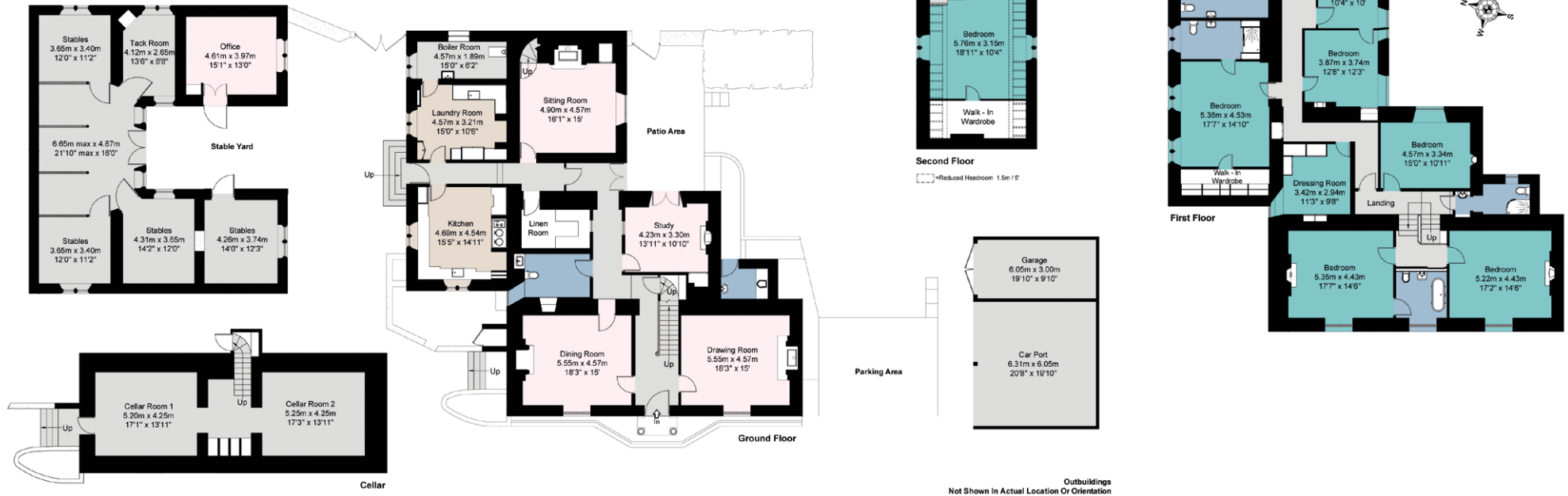




## Barton End Farm House, Gloucestershire

Gross Internal Floor Area Approx -  
House 479 sq metres / 5156 sq feet  
Cellar 59 sq metres / 635 sq feet  
Stables / Office 127 sq metres / 1367 sq feet  
Garage 57 sq metres / 613 sq feet

Total 722 sq metres / 7771 sq feet  
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