

BEACON FARM

— FRAMPTON MANSELL —



BEACON FARM, FRAMPTON MANSELL, GL6 8HZ

Entrance Hall · Drawing Room · Dining room · Sitting room
Study · Kitchen · Utility · Bootroom · Cloakroom · Utility
Boot Room · 6 Bedrooms · 2 Bathrooms · Landscaped Garden
Terrace · Paddock · Ample Private Parking · Cellar · Stores

A fabulous country home in the heart of the Cotswolds

Description

Beacon Farm is a beautiful and generously proportioned country home located on the outskirts of the pretty Cotswold village of Frampton Mansell. The house, which we believe dates back to the early 1800s, was once a prominent working farm in the area and which. The house is full of charm and character with stunning original features and benefits from superb country living with fabulous country walks on the doorstep.

The ground floor flows wonderfully with the hallway leading to the main reception rooms. The kitchen is clearly the heart of the house and a great room

in which to cook up a feast on the Godin range oven. The kitchen island is ideal for everyday dining and morning chats over coffee and there is plenty of discreet storage and work stop space.

The dining room comes into its own for more formal occasions and when hosting larger gatherings. It is a lovely room in which to entertain with plenty of natural light.

The sitting room is ideal for cosy evenings and relaxing moments in front of the wood burner.

The drawing room is the largest reception room in the house and is

both bright and light and superbly proportioned with an open fireplace.

The study works very well as a home office and makes working from home feasible.

The utility room, off the rear entrance and boot room, comes in handy for keeping the laundry out of sight!

The cellar is currently used for wine storage and there is potential for conversion subject to obtaining the necessary consents.

The first floor, accessed via front and rear staircases, comprises the master

bedroom with en suite shower room. The exposed beams and the vaulted ceiling give this room exceptional charm and a great feeling of space. There are four further bedrooms along the landing and a family bathroom. There is a sixth bedroom on the second floor.

Outside the terrace is ideal for al fresco dining and summer entertaining and overlooks the enclosed garden which is predominantly laid to lawn, surrounded by herbaceous borders. A garden gate leads through to the paddock. The driveway provides ample parking.

Location

Beacon Farm is located on the edge of Frampton Mansell, a picturesque village in the heart of the Cotswolds and home to the renowned and welcoming gastro pub, The Crown, a superb café and deli Jolly Nice, parish church and the village hall.

Conveniently situated, the property is close to Cirencester and Cheltenham.

Known as the "Capital of the Cotswolds", Cirencester, only a few miles 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.

Cheltenham to the north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing.

The historic towns of Malmesbury and Tetbury are only a short drive away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

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

The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

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.



Cirencester 6.6 miles
Kemble 6.5 miles
(direct train to London Paddington)
Stroud 6.5 miles
Tetbury 7 miles
Cheltenham 15 miles
Malmesbury 11 miles

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.
Private 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 G.
EPC rating F.



Beacon Farm, Stroud Road, Frampton Mansell, Gloucestershire

Approximate IPMS2 Floor Area	351 sq metres / 3778 sq feet
House	47 sq metres / 506 sq feet
Cellar	8 sq metres / 86 sq feet
Garden Store	6 sq metres / 64 sq feet
Total	412 sq metres / 4434 sq feet
(Includes Limited Use Area)	5 sq metres / 54 sq feet)



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 07890 327 241
 Job No SP3018
 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



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