

HIGH BARN

— HORSLEY —



HIGH BARN, HORSLEY, GL6 0QA

Entrance hall • Drawing Room • Dining Room • Kitchen/Breakfast room • Snug • Study
Sitting Room • Two Utility Rooms • Office • Glazed Walkway with Ornamental Pond
Swimming Pool • Gym • Hot Tub • Plant Room and Shower Room • 5 Bedrooms
5 Bathrooms • Outbuildings • Landscaped Gardens • Tennis Court • Paddocks and
Stabling • Gated Driveway • Garage • Private Parking • Generous gardens and grounds
of just over circa 14.2 acres, with less land available if preferable

An exceptional country home in a sensational setting with breathtaking countryside views

Description

Tucked away in the much sought-after countryside of Horsley, this stunning period property offers the perfect blend of seclusion, character, and modern luxury.

With interiors designed with the exceptional artistic flair of Nadia Oliver, High Barn is very much a home with soul and character.

Welcoming, comfortable and beautiful – this is a very special place.

Surrounded by just over 14.2 acres of unspoilt rural landscape and accessed via a 700m private single-track lane, it epitomises privacy while still being close to the wealth of amenities the local area provides. Perched on an escarpment with a southerly aspect, the house enjoys sweeping views across the rolling hills and surrounding countryside.

Originally a traditional barn, the property has been sympathetically transformed over

the years into an extensive family home that retains its period charm, with exposed beams,

open fires, and soaring open rooms, whilst seamlessly integrating contemporary comforts. The layout is both flexible and inviting, designed to cater to large-scale entertaining as well as everyday family life.

The spacious kitchen/dining area and indoor swimming pool are ideal for gatherings, while the cosy snug and reception rooms offer more intimate spaces. A glazed walkway surrounds a formal garden and pond, linking the main sections of the house and creating a tranquil focal point visible from many rooms. This clever design makes the home perfectly suited to multi-generational living, allowing the property to function either as one expansive residence or two self-contained wings. The main house comprises three bedrooms and three bathrooms. The East Wing has two en-suite bedrooms, a sitting room, and a utility room making it ideal for teenagers, relatives, or live-in help. All the rooms have been beautifully laid out to provide comfort, space and plenty of natural light.

The indoor pool features skylights and glazed doors which allow for an abundance of light and a great feeling of space, opening onto a deck with hot tub. Air-conditioning and automated skylights ensure a fresh, airy environment, complemented by a dedicated plant room, shower, and WC.

Tucked away in complete privacy, this home is defined by its breathtaking setting. Peaceful and secluded, it sits at the end of a long, winding track which meanders through open fields before arriving at the house, where the world seems to slow down.

Here, life revolves around the land. Mature gardens wrap the home in beauty throughout the seasons — from specimen trees and

flowering shrubs to open lawns and a small orchard. To the south, a sun-drenched deck with hot tub invites long evenings under the stars, while a choice of seating areas offers perfect spots to soak in the views.

A tennis court is discreetly hidden among the trees, ready for an afternoon match.

There are various outbuildings — the largest a versatile workshop and store, complete with a purpose-built wine cellar, ideal for the wine enthusiast!

For those with equestrian or country pursuits,

the land is thoughtfully arranged. Stock-proof paddocks with field shelters, stabling, tack and feed rooms, as well as areas of woodland, rough pasture, and lush grazing create a haven for animals and outdoor living alike. With multiple access points, practicality is built into the charm.

This is more than a house — it's a retreat, a playground, and a sanctuary, all in one. This is more than a house — it's a retreat, a playground, and a sanctuary, all in one.

Location

Superbly positioned on the edge of Horsley and close to Nailsworth, High Barn offers idyllic country living with excellent access to local amenities. Horsley itself has a friendly community shop, the renowned pub The Hog, a primary school, village hall, playing fields, and the parish church of St Martin's.

Nearby Nailsworth is a thriving town with a vibrant community, a wide choice of restaurants and cafés, a delicatessen with its own fishmonger, a bakery, boutique shops, and a popular farmers' market held every fourth Saturday.

The market town of Minchinhampton, just a short drive away, provides everyday essentials including a general store, butcher, chemist and Post Office, along with The Crown, a stylish pub – the perfect place to relax after a country walk.

Stroud, a little further afield, offers excellent facilities, a spirited community and strong transport connections, while Painswick, often called The Queen of the Cotswolds, enchants with its historic charm, artisan boutiques, fine restaurants and beautiful walking trails.

To the north, Cirencester — the "Capital of the Cotswolds" — is a cultural hub with handsome limestone townhouses, lively markets, Waitrose, and an exciting array of shops, cafés and restaurants.

Sporting opportunities abound with golf courses at Minchinhampton and Cirencester, plentiful bridleways, and sailing or water sports at the Cotswold Water Park.

Families are well served by an outstanding choice of schools, including Beaudesert Park, Minchinhampton and Chalford primaries, Marling and Stroud High grammar schools, and prestigious independents such as Westonbirt and Cheltenham Colleges.

Communications are excellent, with high-speed internet, easy access to the M4 and M5, and direct train services offering swift links to the South-West, Midlands and London, as well as international airports.



*Nailsworth 2.5 miles
Stroud 7 miles
Painswick 10 miles
Cirencester 15 miles
Kemble Station 15 miles
(London Paddington 75 mins)
M4 (Junction 17) 16 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains electricity and water.
Private drainage and 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: Stroud District Council, Ebley Mill, Westward Rd, Ebley, Stroud GL5 4UB, Gloucestershire. Tel: 01453 766321. Council Tax Band G. EPC rating E.





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