

High Tun Cottage



High Tun Cottage, Itlay, Daglingworth, GL7 7JA

A beautiful Cotswold country home set in 13 acres

Location

High Tun Cottage is located in the peaceful hamlet of Itlay, in Daglingworth. Superbly positioned overlooking the valley beyond, the property has some of the most exceptional far-reaching views in the Cotswolds; it is in the heart of the Cotswolds Area of Outstanding Natural Beauty.

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

Cheltenham is a short drive North and not only offers excellent shopping and dining, but it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

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

The area offers an excellent choice of schooling and includes public, state and grammar schools such as the three CofE Primary Schools (Stratton, Powell's and Sapperton), Pate's Grammar School, Rendcomb College, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham

College and Cheltenham Ladies College, Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park, and finally there is Polo across the Duntisbourne Valley in Cirencester Park.

Communications in the area are excellent with fibre to the property providing ultra high-speed internet up to 900 Mbps. There is easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways.

*Cirencester 3 miles
Kemble 7 miles
(direct trains to London Paddington)
Tetbury 12 miles
Cheltenham 13 miles
Malmesbury 15 miles
Burford 20 miles
Swindon 21 miles (frequent trains to
Reading, London, Bristol and Wales)
All distances are approximate*

Snug/Library Room • Kitchen/Breakfast/Living Room • Garden Room
Utility/Boot Room • 4 Bedrooms • 5 Bathrooms • Terrace
Landscaped Garden • Wild Flower Meadow • Woodland • Valley Field
Private Parking





Description

Nestled along a quiet country lane, overlooking Daglingworth and Itlay, High Tun Cottage is a beautifully converted period home, built in the 1850s. Thoughtfully renovated in 2011 to take maximum advantage of the incredible setting and stunning views, this country home is both elegantly positioned and beautifully finished. It is a completely modern home inside an old body.

The ground floor living space is conveniently laid out for modern living with excellent open plan living spaces bathed in an abundance of natural light. The kitchen / living room is undoubtedly the heart of the house and a fabulous room in which to entertain family and friends. The adjoining garden room offers breath-taking views over the valley and countryside beyond and is perfect for everyday use. There is direct sunshine from sunrise to sunset. The snug / library is a superb room in which to relax and unwind, and another cosy room with a wood-burning stove. There is a ground-floor shower room.

On the first floor, there are three double bedrooms, two en suite, and a family bathroom. The master bedroom with vaulted ceiling offers generous proportions and wonderful views over the surrounding fields to the Marlborough Downs. Careful thought has been put into providing discreet and ample storage throughout.

The second floor comprises a bedroom, currently used as a home office, an en suite bathroom and a useful storage room.

Outside the garden is predominately laid to lawn, interspersed with herbaceous borders, and surrounded by beech hedges. The South facing terrace offers panoramic views over the Cotswold countryside and is the ideal spot for sundowners in the warmer months. High Tun Farm extends to just over 13 acres including the Valley Field, a small area of woodland and a stunning 7-acre wild flower meadow.

General Information

Tenure: Freehold.

NB: There is a public footpath which runs along the western boundary of The Valley Field.

Services: Mains water and electricity. Private drainage. Oil-fired heating. Gigaclear fibreoptic internet to the house.

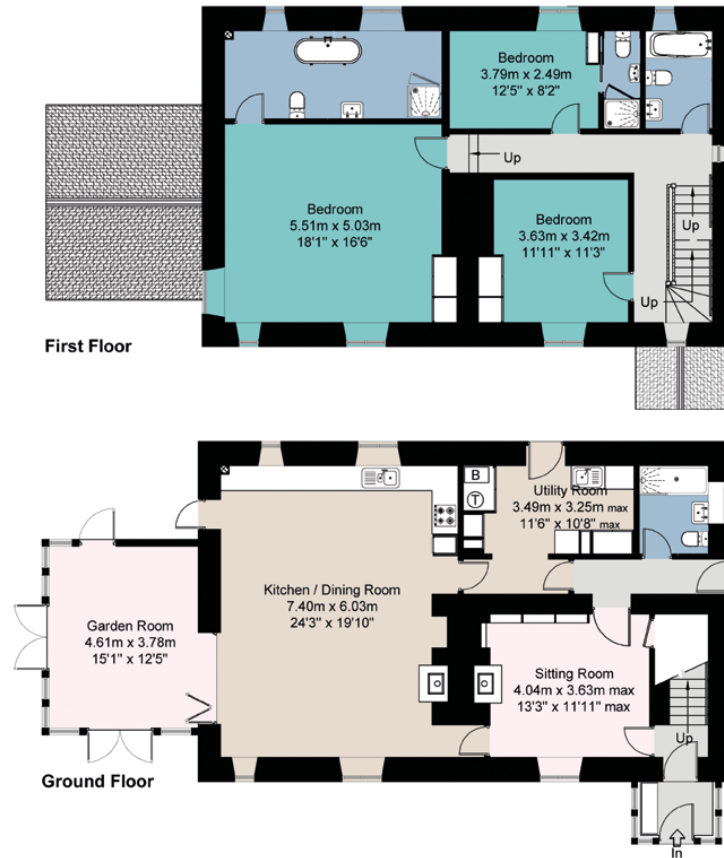
Postcode: GL7 7JA.

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.

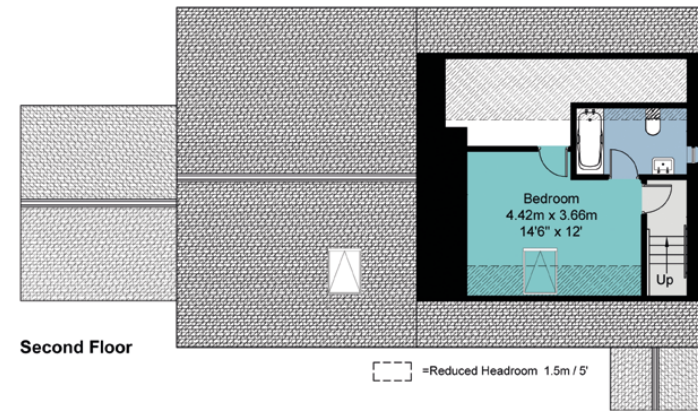




High Tun Cottage, Daglingworth, Cirencester, Gloucestershire

House Approximate IPMS2 Floor Area 229 sq metres / 2465 sq feet
House Limited Use Area 13 sq metres / 140 sq feet
Total 242 sq metres / 2605 sq feet

■ = Limited Use Area



Simply Plans Ltd © 2016
07890 327 24
Job No SP168C
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

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs April 2019.