

# SALTERS BARN

— CHEDWORTH —



# Salters Barn, Pinkwell, Chedworth, GL54 4NE

**Main House:** Reception hall • Drawing room • Dining room • Kitchen/ breakfast room  
Snug • Study • Utility/ boot room • Shower room • Cloakroom • Master suite with dressing room  
and bathroom • 3 Further bedrooms • 2 Bathrooms

**The Annex:** Open plan living room/ kitchen/ office • Double bedrooms with en suite shower room

**Outside:** Landscaped gardens and grounds • Stable yard with outdoor school and lunging pen  
Paddocks • In all about 10 acres

## An exceptional Cotswold home with annex and stables set in circa 10 acres of gardens and grounds

### Description

Salters Barn is the perfect example of a beautifully crafted and converted Cotswold barn. The house has been thoughtfully laid out to optimise natural light, generous proportions and comfortable corners.

#### Main House

The kitchen is clearly the heart of the house and a wonderful place to entertain family and friends or simply enjoy breakfast and morning coffees in front of the fire in the snug area overlooking the terrace and garden. Practically laid out for contemporary living with superb storage and work top space the kitchen is discreetly equipped with all the mod cons and a hidden larder – the chef enthusiasts dream!

A more formal dining room down the hall is ideal for dinner parties and festive gatherings and is both cosy and elegant.

The drawing room is a fabulous room in which to relax with its impressive open fireplace on a raised hearth, exposed beams and French doors leading to the side terrace.

The ground floor is also home to a study which could be a great playroom, a shower room, a handy utility/boot room and a cloakroom.

The first floor can be accessed via two separate staircases. It comprises the master suite with balcony overlooking the front terrace and gardens, a dressing room and a bathroom with a freestanding bath with a separate double shower. There are three further bedrooms and

two bathrooms. The layout provides discreet and ample storage.

#### Annex

The annex offers versatile ancillary accommodation with the ground floor comprising an open plan kitchen/ living room, currently used as a home office. Upstairs, accessed via exterior tallet steps, is a double bedroom with an en suite shower room.

#### Outside

The landscaped gardens offer quiet nooks and beautiful seating areas, ideal for al fresco dining in the summer months. The built-in pizza oven is a fabulous addition to the outside dining space. Elegantly designed

and curated the gardens are a haven of peace and tranquillity. The driveway accessed via electric gates provides ample parking.

#### Stable Yard and Land

The stable yard has separate access from the driveway and lane. Constructed to a high standard around a central courtyard with a clock tower, it comprises seven loose boxes with tack room and cloakroom, a feed and covered rug store. A walkway leads to a hay/ straw storage, a lunging pen and outdoor school with post and rail paddocks amounting to about 7 acres in all and including a field shelter.

Hard standing for lorry parking/ turning.  
In all circa 10 acres.

## Location

Salters Barn is located in Pinkwell, a quiet hamlet on the outskirts of Chedworth, a stunning village in the heart of The Cotswolds. Chedworth is a thriving village community and is home to a beautiful church, a popular pub: The Seven Tuns, the highly-regarded St Andrews Church of England Primary School, a very handy well stocked farm shop, and offers a wide range of clubs and societies.

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

Known as the "Capital of the Cotswolds", Cirencester 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, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

Northleach village, 4 miles away, is ideal for local shops and superb bar and restaurant choices such as The Curious Wine Cellar and The Wheatsheaf Inn.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools: Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies College to name a few.

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

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 7 miles*

*Cheltenham 11 miles*

*Northleach 4 miles*

*Kemble Station 13 miles*

*(London Paddington 75 mins)*

*M4 (Junction 15) 24 miles*

*All distances and times are approximate*







## General Information

Tenure: Freehold.

Services: Mains water and electricity.  
Private drainage. Oil-fired central heating.  
Renewable Energy Air Source Heat Pump  
and Ground Source Heat Pump.

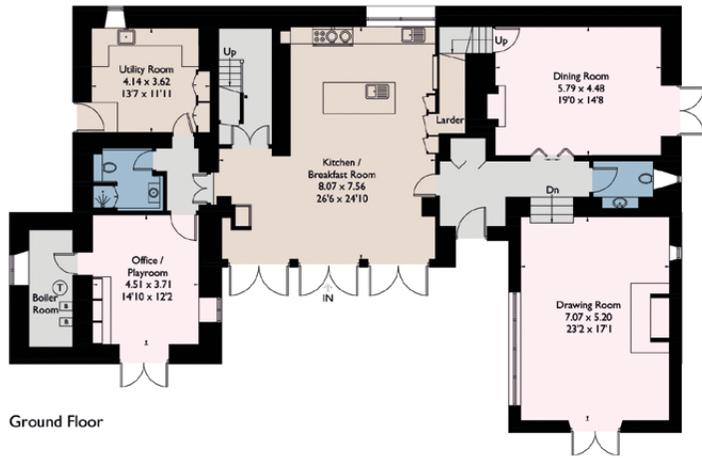
Postcode: GL54 4NE

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned  
in these sales particulars may be included  
in the sale. All others are specifically  
excluded but may be made available by  
separate negotiation.

Local Authority: Cotswold District Council,  
Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 623000 [www.cotswold.gov.uk](http://www.cotswold.gov.uk)  
Council Tax Band G and EPC rating D.

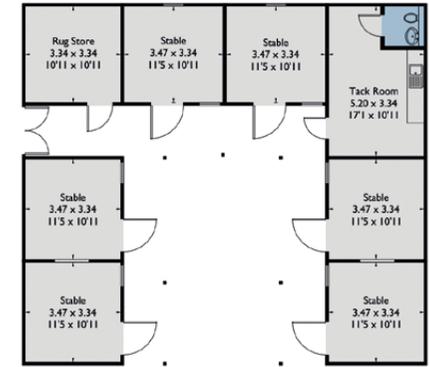




Ground Floor



First Floor



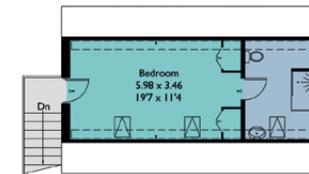
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 365.3 sq m / 3932 sq ft  
 (Excluding Void)  
 Outbuildings = 200 sq m / 2153 sq ft  
 Total = 565.3 sq m / 6085 sq ft



FLOORPLANZ © 2019 0203 9056099 Ref: 224525

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

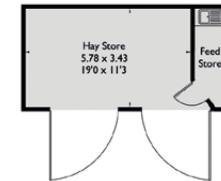


Outbuilding - First Floor

⊞ Reduced bedroom below 1.5m / 5ft



Outbuilding - Ground Floor  
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 October 2019.