

# Tally Cottage



# Tally Cottage, Woodmancote, GL7 7EF

## A quintessential Cotswold cottage with separate impressive boutique accommodation

### Location

Tally Cottage is a beautiful quintessential semi-detached Grade II Listed 17<sup>th</sup> Century Cotswold cottage located in the pretty Cotswold village of Woodmancote, conveniently situated close to both Cirencester and Cheltenham and surrounded by stunning Cotswold countryside.

Nearby Rendcomb with its handy post office and general store is a short mile away, as is a reputable doctor's surgery. The Bathurst Arms in nearby North Cerney is a welcome spot for a refreshing drink after a long Sunday walk.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés 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.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton, Cheltenham and Naunton; 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 and grammar schools such as North Cerney Primary School, St Andrews Church of England Primary School, Stratton Primary School and Powells, Pate's and Marling, as well as a wide range of impressive private schools, such as Rendcomb College, Beaudesert Park, Westonbirt, Cheltenham Colleges and Dean Close 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.

*Rendcomb 1 mile  
Cirencester 5 miles  
Cheltenham 10 miles  
Kemble 10 miles  
(London Paddington 75 mins)  
Swindon 24 miles  
M4 (junction 15) 24 miles*

*All distances and times are approximate*

Cottage: Living room • Kitchen/ Dining room • 3 Double Bedrooms • Bathroom  
Annex: Open plan kitchen/ dining/ living room • Double bedroom • Bathroom  
Outbuildings: Open store • Boot room/ office • Store room • Wood store/ garage







## Description

Tally Cottage is a beautiful Cotswold cottage bursting with charm and character. The owners have been mindful to create a functional living space whilst retaining the cottage's original features. Welcoming and enchanting, the living room is clearly the heart of the house and with its exposed oak floor, window seats and large inglenook fireplace with wood burner it is a superb room in which to relax in front of the fire with a good book or entertain friends over drinks. The adjacent kitchen/ dining room with window seat, exposed beams, flagstone floor and range oven, opens onto the terrace and garden, ideal for indoor outdoor living in the warmer months.

The first floor comprises two double bedrooms and a family bathroom, all of which overlook the delightful garden. The second floor has a further double bedroom and ample discreet storage.

Outside the annex, The Old Tailors, dates back to 1906. Originally built as a Tailors called Smith and Hobbs which employed several seamstresses working on the old Singer sewing machines and producing fine quality suits and tweed

mostly for the hunting and racing set. It was still producing clothing until the late 1980's and many of the locals remember the buzz of the sewing machines and many still have their suits. Recently renovated it provides a welcoming and beautiful space in which to entertain family and friends. A work of art in itself, the owners have successfully run it as a boutique Air Bnb, ever popular with weekenders looking for a slice of Cotswold charm. The living/ dining room with kitchenette is ideal for cooking up gastronomic delights and the elegantly designed bedroom and bathroom make this ideal as ancillary accommodation.

Outside the enclosed private garden is predominantly laid to lawn, surrounded by stunning herbaceous borders and the terrace is perfect for summer BBQs and al fresco dining. Beautiful bedded plants adorn the Cottage's facade and add a pop of colour to the mellow Cotswold stone.

Outbuildings include an office/ boot room, a handy store and a good size wood store/ garage.

## General Information

Tenure: Freehold. Grade II Listed.

Postcode: GL7 7EF.

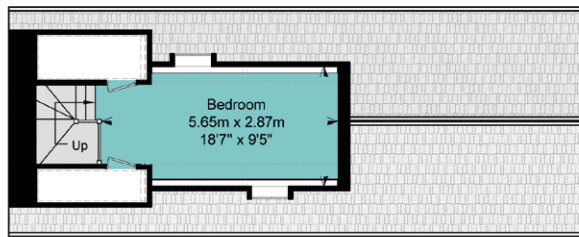
Local Authorities: Cotswold District Council,  
Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 643000. Council Tax Band E.

Services: Mains water and electricity.  
Private drainage. Oil-fired central heating.

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

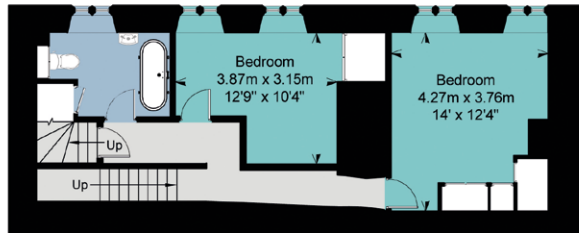




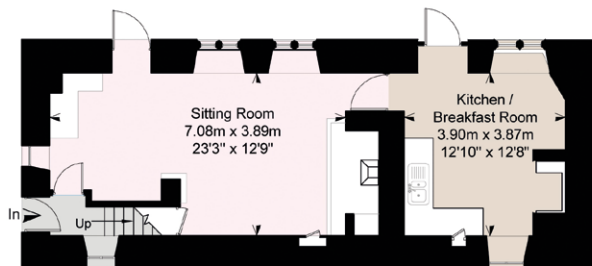


**Second Floor**

— = Limited Use Area



**First Floor**



**Ground Floor**

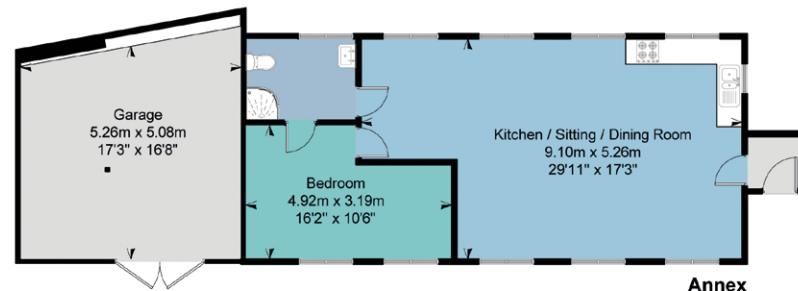
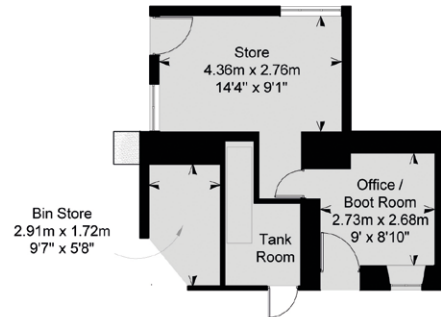


**Tally Cottage, Woodmancote, Cirencester, Gloucestershire**

House Approximate IPMS2 Floor Area	123 sq metres / 1324 sq feet
Annex	64 sq metres / 689 sq feet
Garage	26 sq metres / 280 sq feet
Store	32 sq metres / 344 sq feet
<b>Total</b>	<b>245 sq metres / 2637 sq feet</b>
(Includes Limited Use Area)	9 sq metres / 97 sq feet)

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Job No SP1986

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



**Annex**

**SHARVELL PROPERTY**  
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: [office@sharvellproperty.com](mailto:office@sharvellproperty.com)

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