

THE GRANARY

— FRAMPTON MANSELL —



THE GRANARY, FRAMPTON MANSELL, GL6 8HZ

KITCHEN/ BREAKFAST ROOM • DINING AREA • DRAWING ROOM
SITTING ROOM • CLOAKROOM • GAMES ROOM • STUDY
UTILITY • BOOT ROOM • 5 BEDROOMS • 3 BATHROOMS
LANDSCAPED WALLED GARDEN • TERRACE • DOUBLE GARAGE
AMPLE PRIVATE PARKING • PADDOCK

AN EXCEPTIONAL BARN CONVERSION IN THE HEART OF THE COTSWOLDS

DESCRIPTION

The Granary is a 4,284 sq ft luxury barn conversion in the heart of the Cotswolds. Dating back to 1880, the existing barn was fully refurbished in 2018 by Castellum who were mindful to create a fabulous contemporary home whilst maintaining the charm and original character of the barn. Finished to a very high standard, great emphasis has been put into creating ample natural light throughout with highly efficient Velfac glass walling, coupled with clever atmospheric lighting and modern technology, such as underfloor heating, CAT-5 cabling throughout and high-speed internet. Contemporary living at its best.

The kitchen/dining room is clearly the heart of the house and a fabulous place in which to entertain family and friends. The bespoke kitchen, equipped with integrated

modern appliances, flows beautifully into the dining area and provides excellent storage and workspace. The dining area with impressive vaulted ceiling has French doors leading to the terrace and garden beyond, allowing indoor/outdoor living in the warmer months.

The adjacent drawing room is spacious, yet also cosy, and the wood burner offers extra warmth in the winter. The partially exposed stone wall and the sliding barn door add great character to this room. It is fabulous for entertaining friends and equally superb to relax in with a good book.

A further sitting room with a feature inset electric fireplace and T.V. makes for a wonderful cinema room or a spacious playroom for young children.

The utility room is a superb addition to the ground floor and leads to a handy boot room, with access to the side garden and paddock, ideal after those muddy country walks! Adjacent to this is an impressive games room and a fully fitted, bespoke study.

The ground floor is also home to two double bedrooms, with sliding doors giving onto the walled garden, and a family bathroom.

The first floor comprises the master bedroom with en suite shower room and dressing area.

Along the part-galleried landing are two further bedrooms and a family bathroom.

All the bedrooms have been thoughtfully laid out to provide ample and discreet storage.

Outside, the walled south facing garden is predominantly laid to lawn, interspersed with a variety of herbaceous borders with lavender beds and a pair of mature olive trees. Attractively landscaped, it is a peaceful setting in which to relax. The terrace is ideal for al fresco dining in the summer months and ample parking is available on the private gravelled driveway to the front of the house. A double garage provides additional parking/ storage space. Across the driveway is a paddock of approximately 1.5 acres.

The Granary is a truly impressive and beautiful barn conversion in a wonderful part of the Cotswolds.

LOCATION

The Granary 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, cafés 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, cafés 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.



KEMBLE 6.5 MILES (DIRECT TRAIN

TO LONDON PADDINGTON)

STROUD 6.5 MILES

CIRENCESTER 6.6 MILES

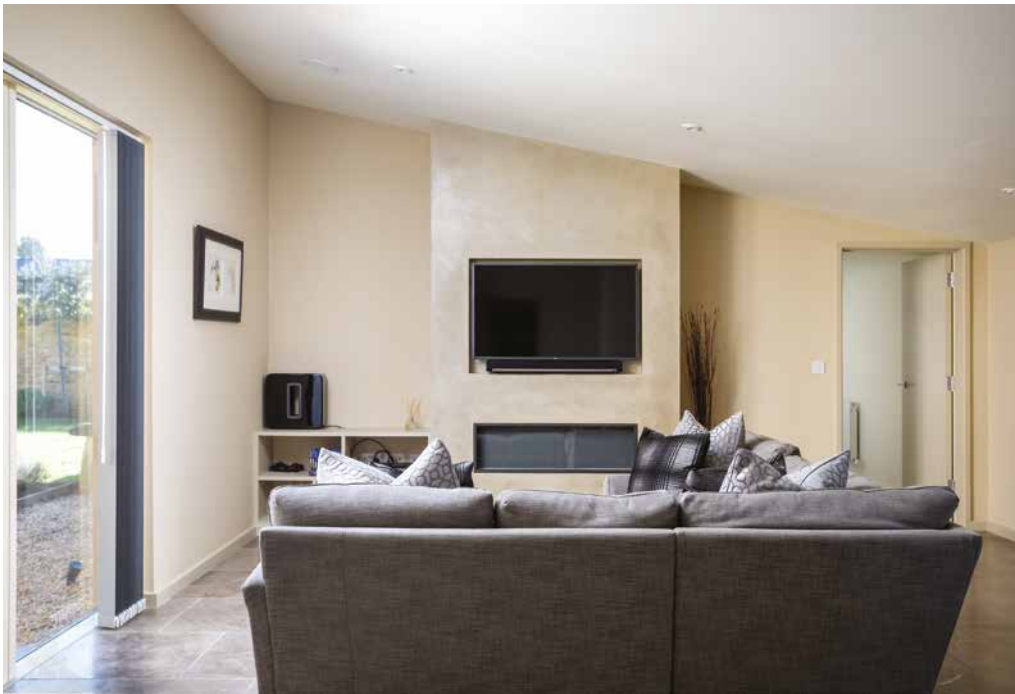
TETBURY 7 MILES

CHELTENHAM 15 MILES

MALMESBURY 11 MILES

All distances and times are approximate







GENERAL INFORMATION

Tenure: Freehold.

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

Postcode: GL6 8HZ.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

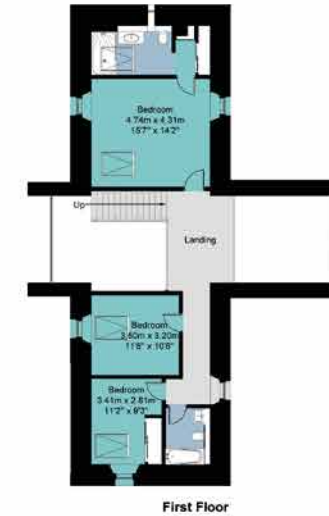
Fixtures and Fittings: Some mentioned in
these sales particulars are included in the sale.
All others are specifically excluded but may be
made available by separate negotiation.

Local Authorities: Cotswold District Council,
Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 643000. Council Tax Band G.
EPC rating D.



The Granary, Beacon Farm, Frampton Mansell, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 300 sq metres / 3975 sq feet
 Garage 38 sq metres / 409 sq feet
 Total 338 sq metres / 4284 sq feet



Simply Plans Ltd © 2020
 07890 327 241
 Job No SP1924
 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 March 2020.