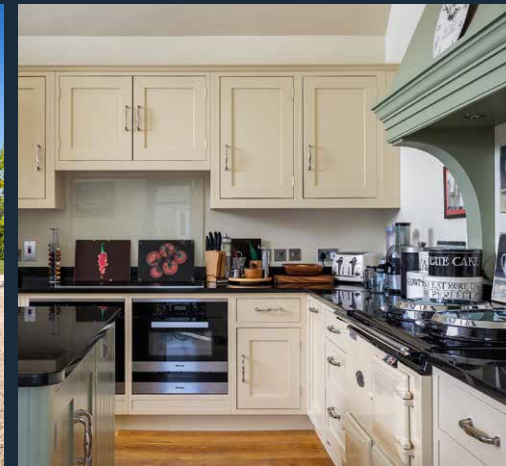


The Long Byre



The Long Byre, Poulton, GL7 5HN

A beautiful south facing barn conversion in the heart of the Cotswolds

Description

The Long Byre is a beautifully converted south facing barn with excellent living space and open views over the surrounding countryside. Situated on the edge of Poulton, the house, wrapped around a pretty courtyard, has been thoughtfully renovated and designed for contemporary living including bespoke carpentry throughout by T & J Carpentry & Joiners. This delightful home provides excellent space for entertaining family and friends. The generous living areas, which flow seamlessly, have been thoughtfully laid out to offer not only space and light, but also comfort and warmth.

The bespoke kitchen, handmade by T & J Carpentry & Joiners with integrated Miele appliances, is superbly equipped to cater for intimate and larger gatherings alike. The electric cream Aga adds a rustic note to the contemporary style of the kitchen and French doors leading to the terrace and garden allow for indoor/ outdoor living in the warmer months. The kitchen island is perfect for informal dining and morning coffees.

The living room overlooking the terrace is clearly the heart of the house and is superb for entertaining or equally ideal for quiet nights in. The gas fire adds extra warmth in the winter and French doors lead to the terrace. The exposed beams and oak floor add great character to this impressive room.

The adjacent sitting room, which also double as an entrance hall, is perfect for quiet moments with a good book.

The East wing of the ground floor comprises the master bedroom suite with its dressing room and bathroom with separate shower/steam room and underfloor heating.

There are three further bedrooms on the ground floor, two with en suite shower rooms and one with an en suite bath/ dressing room.

All the bedrooms give on to the terrace area and have been thoughtfully laid out to provide ample storage.

The utility/ boot room and cloakroom are great additions to the ground floor. A must have for muddy wellies after a long country walk!

The first floor currently comprises an entertainment room and a further bedroom with adjacent WC.

Outside the enclosed terrace, wonderful for al fresco dining, overlooks the garden and fields beyond. The garden is predominantly laid to lawn, interspersed with herbaceous borders. The impressive tree-lined driveway provides plenty of private parking.

Kitchen • Living Room • Sitting Room • Entertainment Room •
Utility/ Boot Room • 5 Bedrooms • 4 Bath/ Shower rooms •
Sweeping Gravelled Driveway • Ample Parking • Terrace • Garden





General Information

Tenure: Freehold.

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

Postcode: GL7 5HN.

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. EPC rating D. Council Tax Band G.



Location

The Long Byre is located on the edge of the Cotswold village of Poulton, home to the popular gastro pub The Falcon Inn, a beautiful 19th Century Church: St Michael and All Angels, playgrounds and playing fields.

Conveniently situated, the property is close to Cirencester, Cheltenham and Fairford.

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, a handy Waitrose 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.

Fairford is only a few miles away and boasts a thriving community life with a wide range of clubs and societies on offer. This vibrant market town is well equipped for everyday shopping essentials.

Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton and Naunton Downs; 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, grammar and private schools such as Meysey Hampton Primary School, Ampney Crucis CoFE Primary School, Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham Colleges and Farmor's School, to name but a few.

Communications in the area are excellent with high-speed Gigaclear 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.

*Fairford 3 miles
Cirencester 5 miles
Cheltenham 20 miles
Kemble Station 10 miles
(London Paddington 75 mins)
Swindon 16 miles
M4 (Junction 15) 18 miles
All distances are approximate*

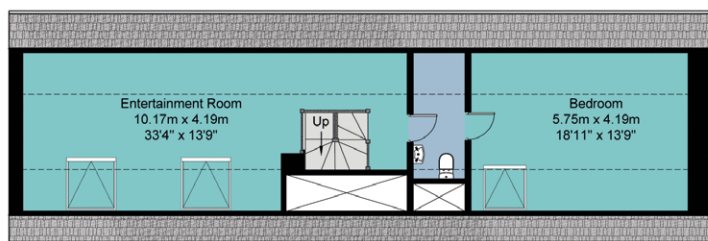


The Long Byre, London Road, Poulton, Gloucestershire

House Approximate IPMS2 Floor Area 393 sq metres / 4230 sq feet

(Includes Limited Use Area 39 sq metres / 420 sq feet)

 = Limited Use Area



First Floor

Simply Plans Ltd © 2020
07890 327 241
Job No SP1880
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



Ground Floor

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

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

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