

THRESHING TYTHE BARN

— NYMPSFIELD —



THRESHING TYTHE BARN, NYMPSFIELD, GL10 3UR

Entrance Hall • Sitting Room • Dining Room
Kitchen/ Family Room • 3/4 Bedrooms • 2 Bathrooms
Terrace • Garden • Greenhouse • Triple Garage
Ample parking

An exceptional and substantial Grade II Listed barn conversion in the heart of the Cotswolds

Location

Threshing Tythe Barn is superbly located and benefits from superb country living whilst being ideally placed on the edge of the village of Nympsfield and within walking distance to Woodchester Mansion, Uley Bury, Coaley Peak and Selsley Common via Cotswold Way. This vibrant hilltop village, accessed by foot via a private path behind the Church, is home to the reputable Rose and Crown Inn, both Roman and Anglican churches and St Joseph's Catholic Primary School.

Nailsworth, 4 miles away, is a thriving little town with a vibrant community and a lovely selection of restaurants and cafes, including a delicatessen

with a fishmonger, a bakery and fabulous boutique shops. The town is also home to a reputable farmer's market every fourth Saturday in the month.

The small Cotswold market town of Minchinhampton is only a short drive away and also has an excellent range of day to day shops including a general store, butcher, chemist, and Post Office. The Crown pub is a super spot to enjoy a well-deserved tippie after a long country walk.

Nearby Stroud is a spirited community, surrounded by rolling countryside and pretty Cotswold villages. The town is

well served and offers great amenities and travel connections.

Painswick, 9 miles away, often called The Queen of The Cotswolds, is a historic wool town which offers excellent restaurant choices, lovely artisan boutiques and cafes, and beautiful walks surrounding the village.

Sporting opportunities are abundant with nearby golf courses in Minchinhampton itself and Cirencester; 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 Beaudesert Park, Minchinhampton Primary School, Chalford Primary School, Marling, Stroud High, Westonbirt and Cheltenham Colleges 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.

Description

Threshing Tythe Barn is a stunning Grade II Listed barn conversion on the edge of the fabulous Cotswold village of Nympsfield. Beautifully renovated, this delightful Cotswold home provides comfortable living spaces with an abundance of natural light throughout.

Much care and attention has been put into creating a comfortable and practical family home and there is plenty of charm and character throughout.

An impressive vaulted entrance, flows through beautifully to the open plan sitting and dining rooms, forming a stunning space, exceptionally crafted and laid out, for modern day living.

The kitchen/ family room is clearly the heart of the house and wonderful for entertaining family and friends. The room also lends itself perfectly for everyday dining and more informal gatherings. French doors lead to the terrace offering superb indoor outdoor living in the Spring and Summer.

A useful utility room keeps the laundry neatly away and is perfect for keeping muddy wellies out of the way after a long country walk.

Upstairs there are three bedrooms and a dressing room which could easily be converted back to a fourth bedroom should it be required. There are two bathrooms, the master bathroom being en suite. All the rooms are of generous proportions and have been thoughtfully laid out to provide plenty of discreet storage and natural light.

Outside the garden is delightful with stunning open countryside views. It is predominantly laid to lawn with beautiful hedging, fruit trees, herbaceous borders and sections of pretty wildflowers. The terrace is ideal for sundowners and BBQs in the warmer months and is the perfect spot for relaxing with a good book on a sunny day. A greenhouse comes in handy for the garden enthusiast and a triple garage provides further enclosed parking alongside the driveway. Set in circa 0.9 acres.



Nailsworth 4 miles

Stroud 6 miles

Painswick 9 miles

Kemble Station 15 miles

(London Paddington 75 mins)

M4 (Junction 17) 16 miles

M5 (Junctions 13) 5 miles

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

Services: Mains electricity, water and drainage. Bio-mass central heating system.

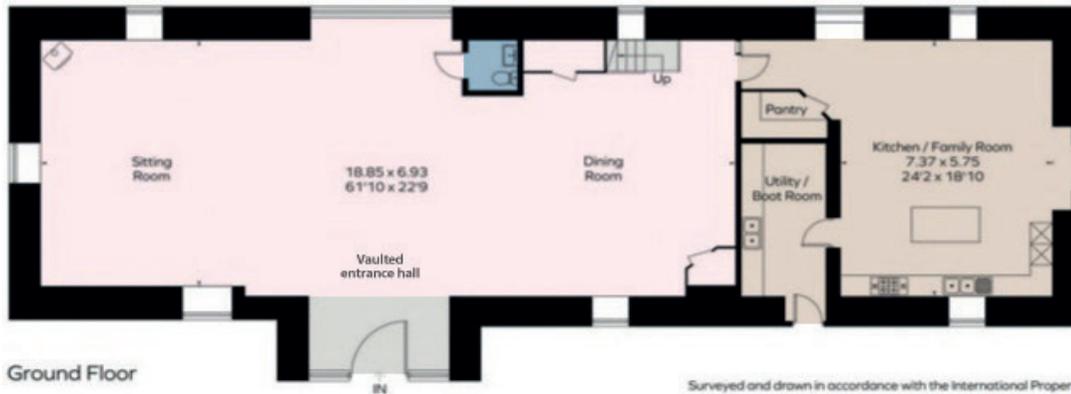
Viewing: Strictly by appointment through Sharvell Property Ltd.

Postcode: GL10 3UR.

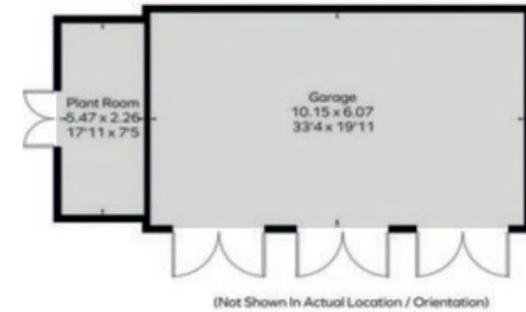
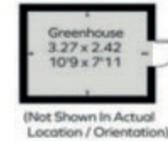
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council, Stroud, Gloucestershire, GL5 4UB.
Tel: 01453 766321. Council Tax Band H.





Approximate Area = 380.1 sq m / 4091 sq ft
 Outbuildings = 82.7 sq m / 890 sq ft
 Total = 462.8 sq m / 4981 sq ft (Including Garage / Excluding Void)
 Including Limited Use Area (2.5 sq m / 27 sq ft)



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

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