

# The Barn

Barrow, Cheltenham, Gloucestershire





# A superb barn conversion with a separate 2 bedroom cottage, outbuildings, heated swimming pool and equestrian facilities, all within easy reach of Cheltenham.

Central Cheltenham 5.5 miles, Gloucester 7 miles, Bristol 43 miles, Oxford 46 miles, Birmingham 49 miles, London 105 miles  
(Distances are approximate)



## Summary of accommodation Main House

**Ground floor:** Large entrance hall | Dining room | Drawing room | WC | Kitchen/breakfast room | Hallway  
Utility room

**First floor:** Principal bedroom | En suite | 3 Double bedrooms | Family bathroom

## Cottage

**Ground floor:** Sitting room | Store room | Kitchen | WC

**First floor:** Double bedroom | Single bedroom | Bathroom

## Barn

**Ground floor:** Workshop | 2 stables

**First floor:** Bedroom | Bathroom | Studio room

## Garden and Grounds

Office | Single garage | Tandem garage | 2 Store rooms | Cottage utility



## Situation

(Distances and times are approximate)



The nearest of the towns is Cheltenham, a Regency Spa town renowned for its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques.



World renowned schools include Cheltenham Ladies' College, Cheltenham College and Dean Close.



Barrow has excellent local and regional communication links via the M5, the A38 and A40. Train services run from Cheltenham Spa and Gloucester direct to Birmingham New Street and London Paddington respectively with major airports at Bristol, Cardiff and Birmingham. M5 (Junction 11 North & South) 5 miles.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)





## The Barn

Set in a glorious semi-rural setting, The Barn is a characterful and imaginative conversion of a range of traditional farm buildings that now offer flexible family accommodation surrounding a very private south-west facing courtyard and heated swimming pool.

Arranged over two floors and around a central galleried reception hall, the accommodation boasts excellent proportions with a number of attractive detailed features such as exposed beams, parquet flooring and a red brick inglenook fireplace complete with wood burner in the drawing room. Numerous windows take in multiple aspects of the gardens and grounds and mean each of the rooms fill with natural light.

Arranged around a central island, looking out onto the patio through large picture windows, the kitchen is fitted with a range of units on two sides under a granite work surface and incorporates a dishwasher, electric hob, fridge freezer and an attractive green three-door Aga. Upstairs, two of the bedrooms enjoy en-suit bathroom facilities and dressing areas, the other two bedrooms overlook the swimming pool and are catered for by the family bathroom.





## Gardens and Grounds

Set in a private plot extending to some 2.6 acres, the main dwelling sits to the front of the property behind a gated carriage driveway. Extending to some 100 sq meters, on the opposite side of the courtyard, the cottage also enjoys the view over the pool and small studio on the first floor of the Dutch barn offers further flexibility to the property.

A range of outbuildings, stables, garages and hard standing lends itself to various opportunities other than equestrian usage although this is a perfect arrangement for a small yard. The paddocks and an old manege to the rear of the property back onto open farmland.



## Property Information

**Guide Price:** £1,600,000

**Tenure:** Freehold.

**Services:** Mains water and electricity. Private drainage (septic tank). LPG fired central heating.

**Local Authority:** Tewkesbury Borough Council

**Council Tax:** Band G

**EPC:** D

**Directions:** Postcode: GL51 0TL

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





Approximate Gross Internal Floor Area  
xxx sq.m / xxx sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
123 Promenade  
Cheltenham  
GL50 1NW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Tom Banwell**  
01242 246951  
[tom.banwell@knightfrank.com](mailto:tom.banwell@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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