



NEW BARN FARM  
FARMINGTON, GLOUCESTERSHIRE

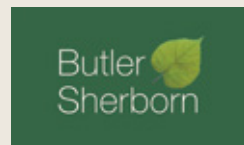


# NEW BARN FARM

LONDON ROAD, FARMINGTON, GLOUCESTERSHIRE

A UNIQUE OPPORTUNITY TO PURCHASE A GRADE II LISTED FARMHOUSE WITH ADJOINING BUILDINGS, BARNS, AND OUTBUILDINGS WITH POTENTIAL TO UPGRADE AND CONVERT. SITUATED ON THE EDGE OF NORTHLEACH WITHIN FARMINGTON PARISH. IN ALL ABOUT 12 ACRES.

*Northleach 2 miles, Burford 8 miles, Cirencester 13 miles, Cheltenham 15 miles, Oxford 30 miles,  
Kingham Station 16 miles (London, Paddington from 76 minutes),  
Kemble Station 18 miles (London Paddington from 69 minutes)  
(All distances and times are approximate)*



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[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**Burford Office:**

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## DESCRIPTION

Situated on the A40, New Barn Farm is a Grade II Listed Cotswold stone farm which has been under the same ownership for the past 30 years. Originally an old coaching inn, and later a family farm, posthouse and shop, the property is believed to date back to the 1680's and offers huge potential. The stunning outbuildings, barns, and stables are surrounded by paddock land to one side with mature and established gardens and an orchard to the other. The farmhouse itself affords many original features with tremendous scope to remodel and update. Historically the farmhouse was three individual units. The additional outbuildings and barns offer further potential to convert (subject to necessary consents). The property is set within approximately 12 acres and is surrounded by National Trust land.

### New Barn Farmhouse (3,498 sq ft)

Ground Floor: Entrance Hall • Drawing Room  
Kitchen/Breakfast Room • Dining Room • Cloakroom  
Utility Room • Office • Snug

First Floor: Four Double Bedrooms • Further Double  
Bedroom with En Suite • Family Bathroom

Outside: Parking to Front • Rear Mature and  
Well-Established Gardens



### 1 & 2 New Barn (3,041 sq ft)

Ground Floor: Entrance Hall • Kitchen/Breakfast Room  
Office/Boiler Room • Snug • Barrel-Vaulted Cellar

First Floor: Sitting Room • Bedroom • Family Bathroom

Second Floor: Three Double Bedrooms • Study Area

Outside: Private Rear Garden Bound by Cotswold Stone Walling

### The Granary (730 sq ft)

The Granary adjoins 1 & 2 New Barns and has been converted to create a practical studio/workshop. The ground floor enjoys flagstone flooring with mullion windows and on the first floor a mezzanine galleried landing with open plan vaulted room, exposed beams, and windows to the rear.

### Middle Barn (1,356 sq ft)

Middle Barn is situated opposite New Barn Farmhouse and 1 & 2 New Barns. A detached Cotswold stone barn with two ground floor rooms with electricity. External stone steps to the front and side lead to the first floor with two adjoining rooms with windows to the front, vaulted ceilings, and exposed A-frame beams.

### 1 & 2 The Hayloft (2,771 sq ft)

A substantial stone barn with three ground floor rooms, double doors to the front and rear, and one full height room with steel staircase leading to the first floor full height room.

### The Cart Shed (1,772 sq ft)

A stone built open fronted building with seven bays, storeroom, and loft storage.

### 1 & 2 The Pig Pens (440 sq ft and 426 sq ft)

Attached to The Cart Shed with triple open bays, enclosed frontage all bound by Cotswold stone walling.

### The Sheep Pen (716 sq ft)

Adjoining The Pig Pens is The Sheep Pen with five open bays and hard standing to one side. All bound by Cotswold stone walling.

### The Stables (942 sq ft)

A single storey detached stone building with cobbled flooring, foaling box, and three partitioned boxes with doors to the front and side.

## OUTSIDE

Accessed from the A40, the main driveway splits left to the front of New Barn Farmhouse, Middle Barn, and The Granary. To the right, the drive runs in front of The Hayloft, The Pig Pens, The Sheep Pen, and The Stables. Behind 1 & 2 The Hayloft is a grass paddock overlooking neighbouring arable farmland. The paddock is lined on both sides with mature trees and bound by post and rail fencing.



The north and west boundaries are bound by Cotswold stone walling. Behind New Barn Farmhouse are formal gardens with a feature pond, mature trees, and orchard.

## SITUATION & AMENITIES

Northleach is the nearest centre and is an attractive market town, which offers excellent day to day facilities including two highly regarded pubs, The Sherborne Arms and The Wheatsheaf Inn. There is an active community within the town and a number of shops arranged around the marketplace include a wine bar, a post office, a butcher, a chemist and a bakery. The town also benefits from a doctor's surgery, a junior school and nursery.

Cheltenham is about 15 miles to the west and offers a wide range of shops, along with theatres and a cinema. The town hosts many popular events including an annual cricket festival, horse racing including the Gold Cup, and music, food, and literary festivals.

The historic Roman town of Cirencester, often referred to as the Capital of the Cotswolds, can be reached via the nearby Fosse Way (A429), which also provides direct access to Stow on the Wold and the Midlands. The A40 links Cheltenham and Oxford and provides access to the M40 at Junction 8 for London, the M25 and the national motorway network. Airports at Birmingham, Bristol and Heathrow.

There are also regular train services to London Paddington from Kemble, Kingham and Charlbury. Private schools in the area include Hatherop Castle, Rendcomb College, Beaudesert Park as well as the many schools and colleges in Cheltenham and Oxford.

## PLANNING

There is extensive planning history from the 1990's granting consent for conversion of barns to dwellings, or holiday accommodation in addition to change of use of workshops to retail.

Pre-application advice has been recently obtained concluding that Cotswold District Council are likely to support the conversion of barns to residential housing or holiday accommodation. Details of which are available on request at Butler Sherborn.

## SERVICES

Mains water, private bore hole, and electricity. Oil fired central heating. Private drainage (sewage treatment plant) located in the paddock to the rear. Fibre Broadband to New Barn Farmhouse. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.  
T: 01285 623000 W: [cotswold.gov.uk](http://cotswold.gov.uk)

Council Tax: Band F

## VIEWING

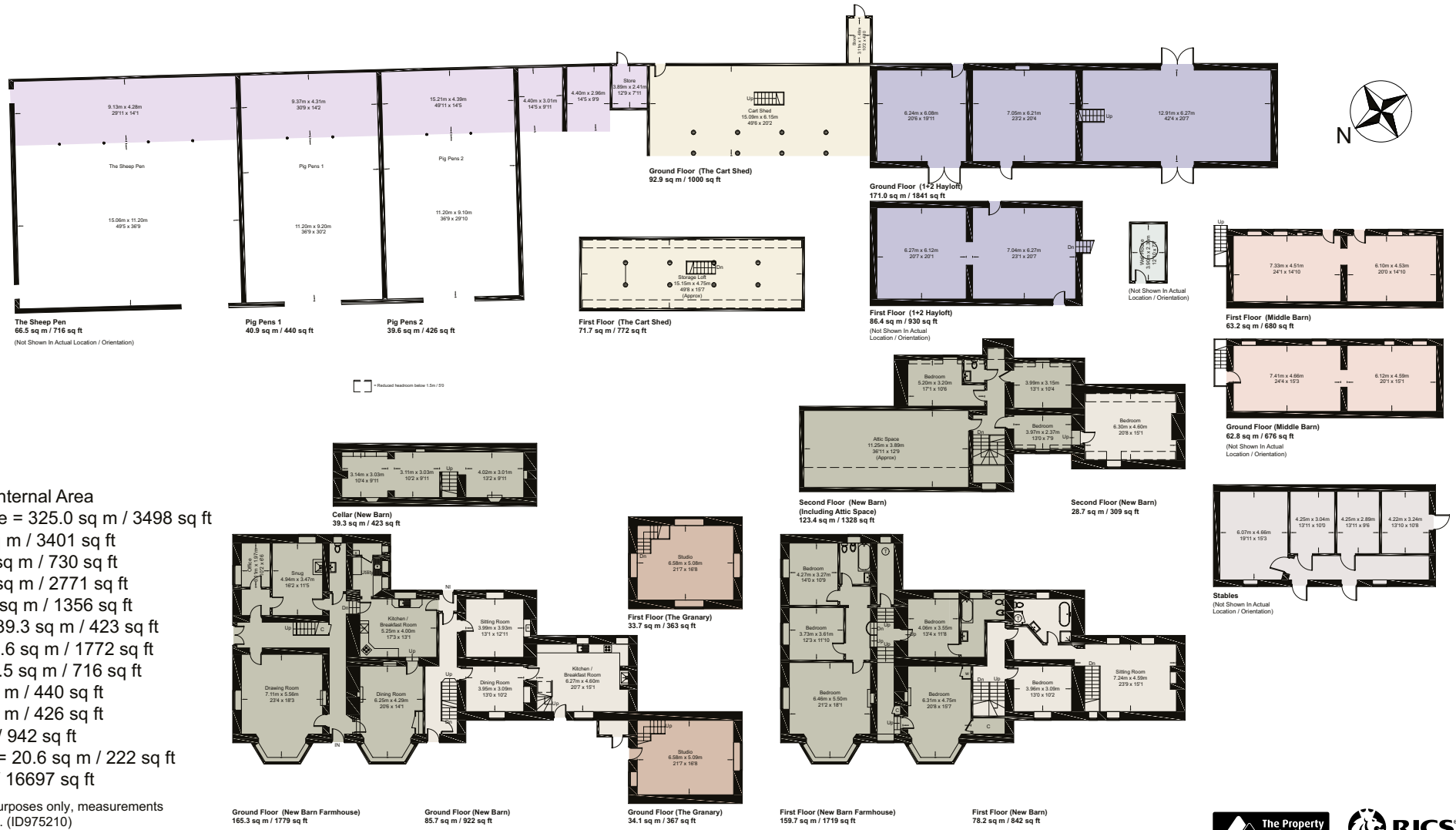
Please telephone the Burford Office T 01993 822325  
E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk) or Cirencester Office or  
T 01285 883740 E [sam@butlersherborn.co.uk](mailto:sam@butlersherborn.co.uk) or The London  
Office T 0207 839 0888.

## DIRECTIONS (POSTCODE GL54 3LX)

From Burford take the A40 towards Northleach. After the signpost to Sherborne, continue along the A40 for approximately half a mile, and New Barn Farm can be found on the left-hand side.

What3words: [suppose.fits.pupils](https://www.what3words.com/suppose.fits.pupils)





Approximate Gross Internal Area  
 New Barn Farmhouse = 325.0 sq m / 3498 sq ft  
 New Barn = 316.0 sq m / 3401 sq ft  
 The Granary = 67.8 sq m / 730 sq ft  
 1+2 Hayloft = 257.4 sq m / 2771 sq ft  
 Middle Barn = 126.0 sq m / 1356 sq ft  
 Cellar - New Barn = 39.3 sq m / 423 sq ft  
 The Cart Shed = 164.6 sq m / 1772 sq ft  
 The Sheep Pen = 66.5 sq m / 716 sq ft  
 Pig Pens 1 = 40.9 sq m / 440 sq ft  
 Pig Pens 2 = 39.6 sq m / 426 sq ft  
 Stables = 87.5 sq m / 942 sq ft  
 Stores / Well House = 20.6 sq m / 222 sq ft  
 Total = 1551.2 sq m / 16697 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID975210)

## DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: June 2023. Particulars written: August 2023. Brochure by wordperfectprint.com



Butler  
Sherborn