



Bank Farm Barns, Dumbleton, WR11 7TJ

Property Description

A beautifully presented five-bedroom barn conversion set in just over half an acre of grounds, offering stunning views, ample off-road parking, and a separate home office/gym space with garaging.

Upon entering The Byre, you are welcomed into a spacious open-plan living and dining area, where French doors lead seamlessly to the garden. A vaulted ceiling highlights the impressive galleried landing that overlooks the main living space. At the far end of the room, a striking log burner with an exposed flue creates a cosy ambiance, transforming the space from a bright summer retreat to a warm winter haven.

The kitchen is designed for both style and practicality, featuring navy shaker-style wall and base units topped with Quartz-style work surfaces. A central island offers additional workspace and a generous breakfast bar. The kitchen also includes a Belfast-style ceramic sink, space for an Aga, and provisions for a washing machine and dishwasher, all while maintaining ample storage.

The ground floor provides versatile living accommodation, with three well-proportioned double bedrooms, each benefiting from built-in wardrobes. These are serviced by a stylish family bathroom.





Key Features

- RECENTLY RENOVATED BARN CONVERSION ON GENEROUS PLOT
- FIVE DOUBLE BEDROOMS
- SET IN THE HEART OF DUMBLETON VILLAGE WITH IDYLIC VIEWS
- SEPARATE HOME OFFICE/GYM
- GARAGE AND OFF-ROAD PARKING
- BESPOKE, SHAKER-STYLE KITCHEN
- VAULTED CEILINGS AND GALLERIED LANDING
- AMPLE STORAGE THROUGHOUT
- SMART THERMOSTATS THROUGHOUT, SOLAR PANELS & TWO EV CHARGING POINTS
- EPC RATING = C

**Offers In The Region
Of
£1,000,000**

The first floor is uniquely split into two wings, each accessed by its own staircase. A charming galleried landing, currently used as a library and seating area, leads to a double bedroom with ample eaves storage. On the opposite side of the home, the main bedroom suite boasts a spacious dressing area with fitted wardrobes, a freestanding roll-top bath, and access to a generous en-suite.

Set within just over half an acre, The Byre offers extensive outdoor space. The recently landscaped garden features a large patio area with a pergola, perfect for alfresco dining. Predominantly laid to lawn, it provides an excellent opportunity for keen gardeners. The addition of outbuildings, cleverly converted into a double garage, home office, and gym space, makes working from home both easy and convenient.

The property also benefits from smart thermostats throughout, solar panels and two electric vehicle charging points.

Dumbleton

Dumbleton - The picturesque village of Dumbleton sits on the edge of Dumbleton Hill, within the Cotswolds Area of Outstanding Natural Beauty. Renowned for its thriving cricket club - winners of the National Village Cup in 2022 - the village also boasts a charming church, an active village hall, and the elegant Dumbleton Hall Hotel, which offers a bar and beautifully maintained grounds for walking.

Dumbleton enjoys a convenient location, approximately within ten miles of Broadway, Evesham, Tewkesbury and Winchcombe. Further afield, the larger centres of Worcester, Cheltenham and Gloucester provide excellent shopping, educational, cultural, and leisure facilities.

Additional Information

Tenure: Freehold

Local Authority: Tewkesbury Borough Council

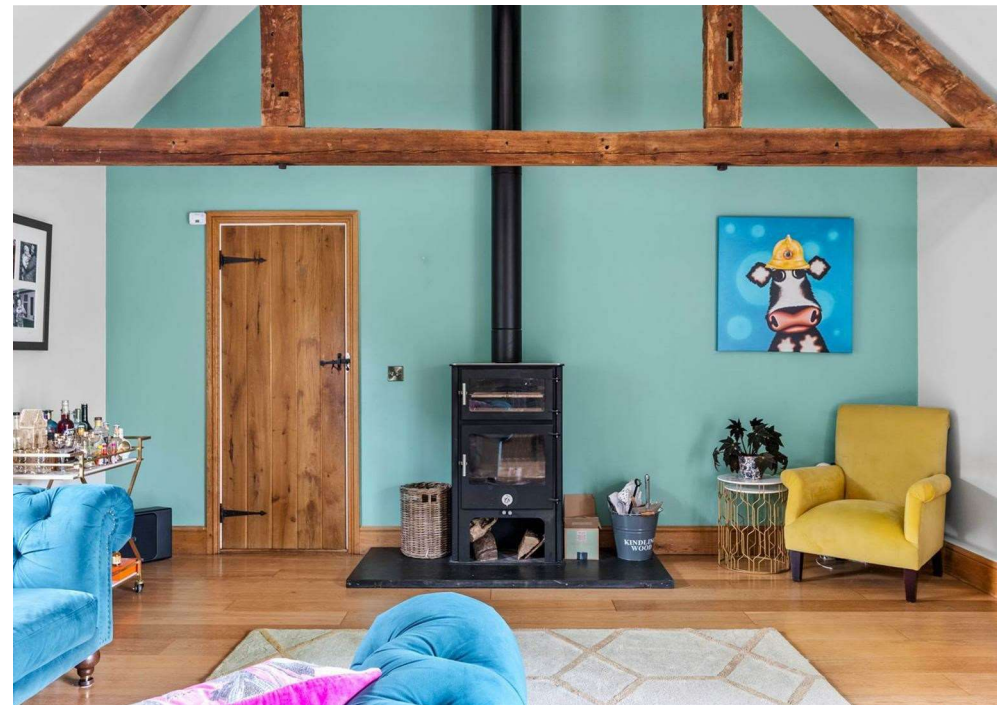
Council Tax Band: Band E

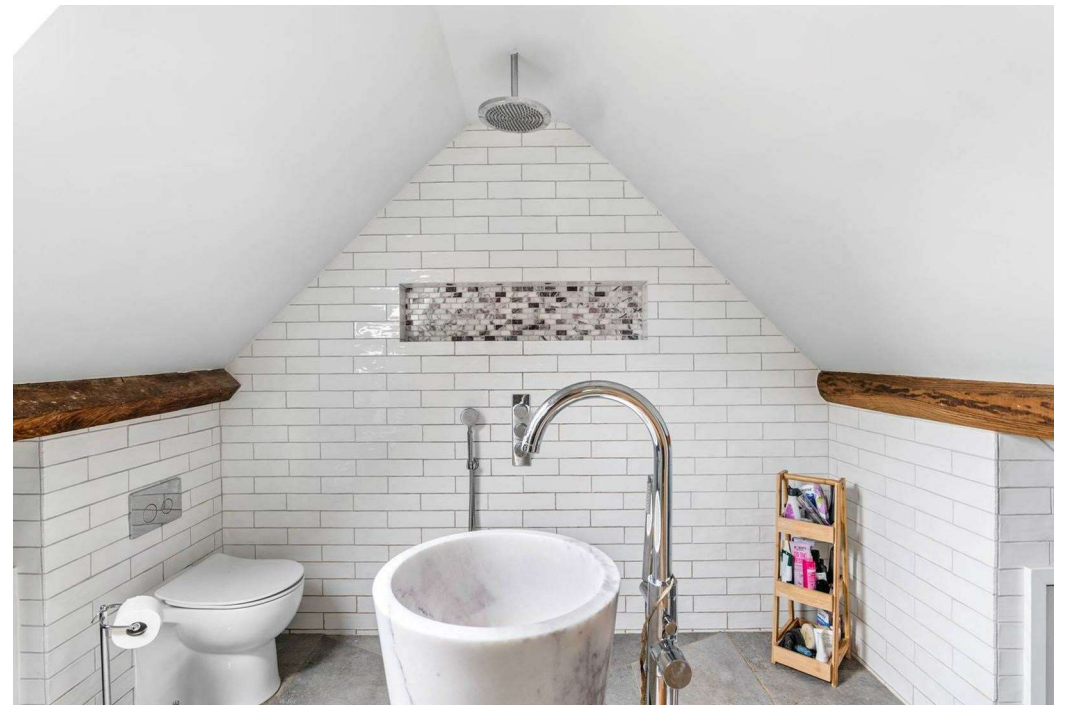
EPC Rating: C

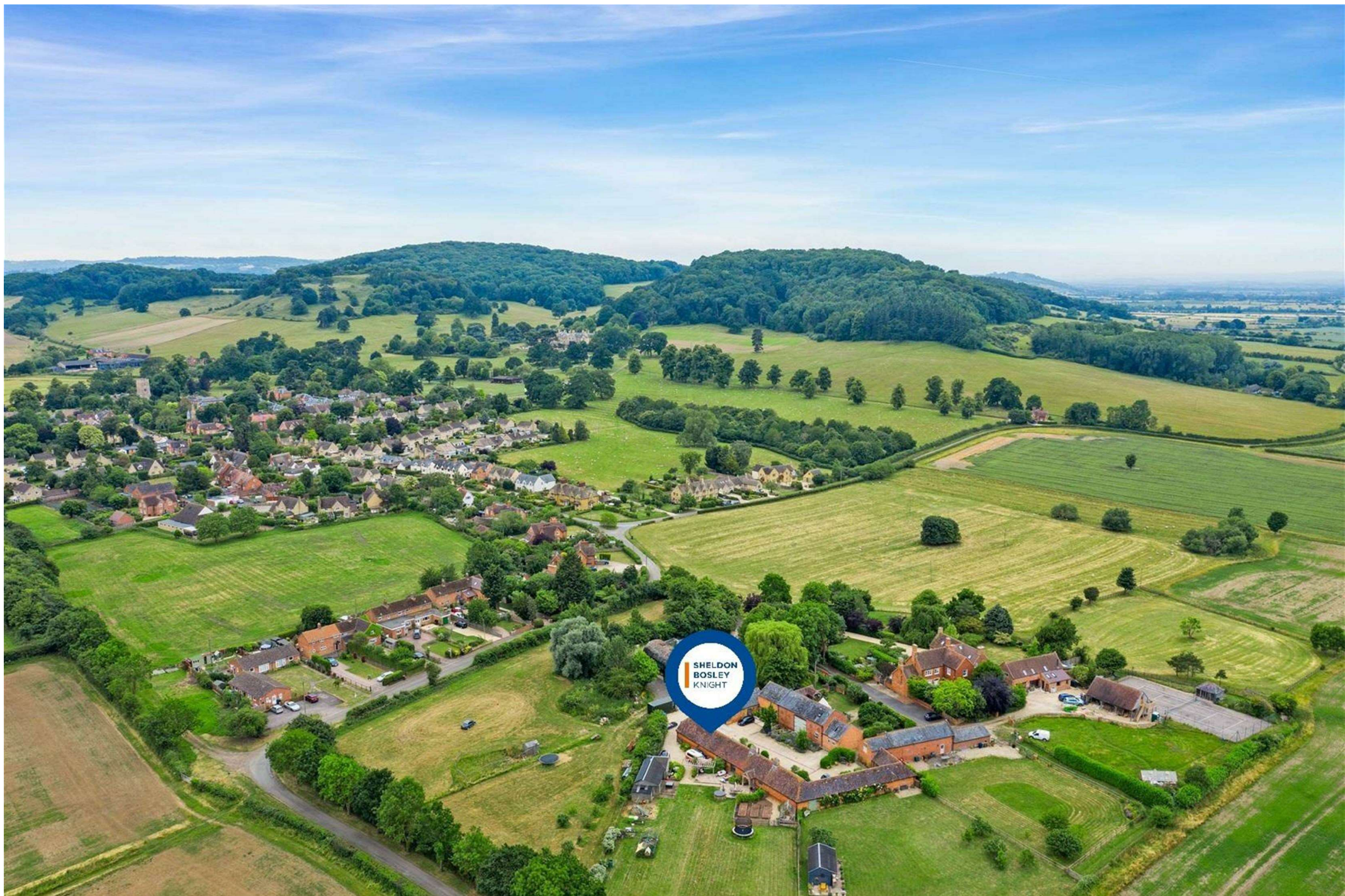
Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

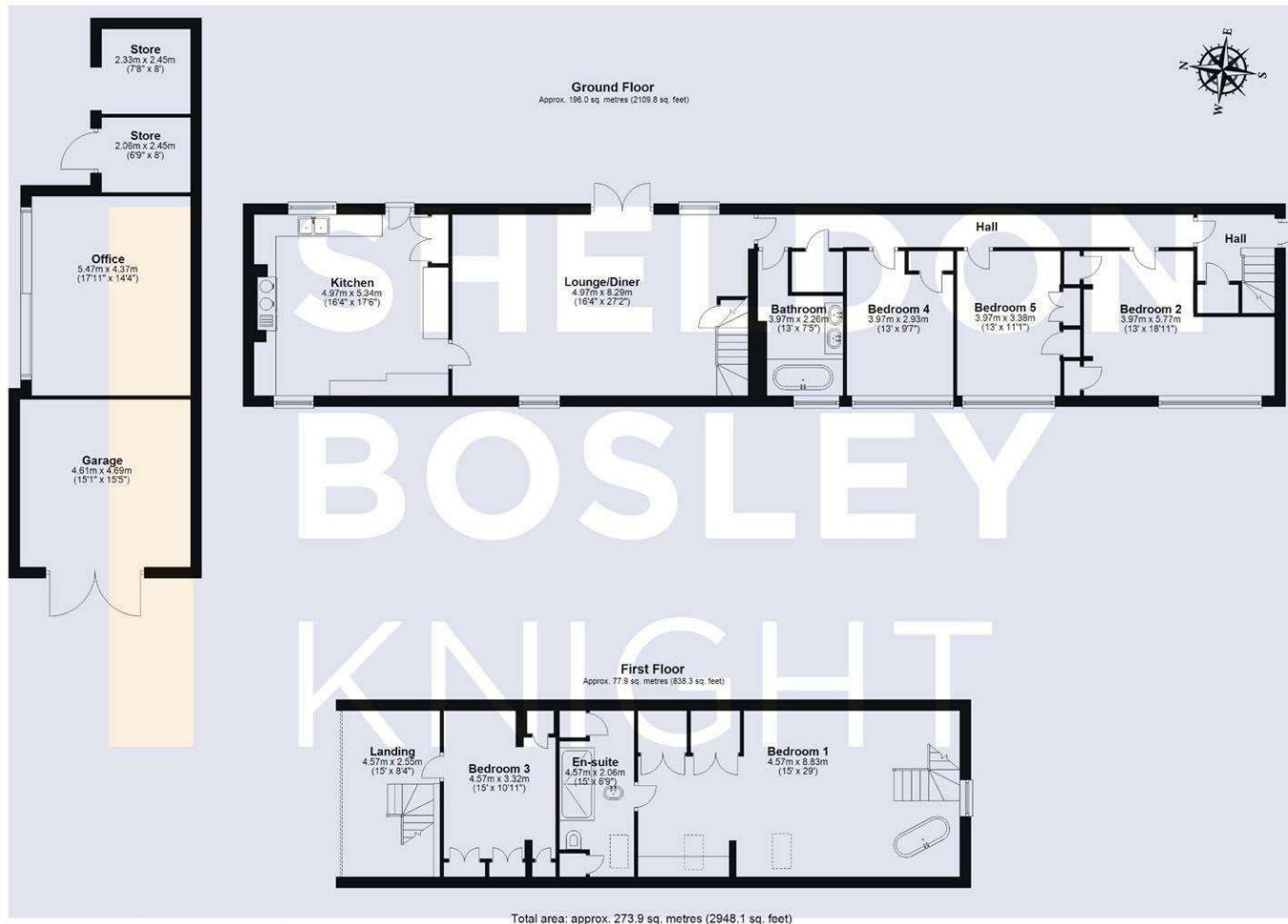
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Tewkesbury Borough Council

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