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# Tayler & Fletcher



The Old Farmhouse Burford Road

Black Bourton, Bampton, OX18 2PF

Guide Price £1,750,000





# The Old Farmhouse Burford Road

Black Bourton, Bampton, OX18 2PF

*A stunning and spacious 5 bedroom detached Grade II listed period property originally dating back to the 1700's set in the sought after village location of Black Bourton with far reaching views to the front over open fields and countryside. The property also includes two 2 bedroom holiday let properties and a 1 bedroom letting property.*

## LOCATION

The Old Farmhouse is located in the heart of Black Bourton, a sought after West Oxfordshire village on the edge of the Cotswolds Area of Outstanding Natural Beauty.

The village sits on the Shillbrook, a tributary of the River Thames. Black Bourton has a hotel with restaurant and bar, The Vines.

Bampton 2 miles, Faringdon 6 miles, Burford 7 miles,  
Witney 8 miles, Cirencester 19 miles, Oxford 21 miles,  
Oxford Parkway Station 19 miles (London Marylebone from 55 minutes) Oxford Station 22 miles (London, Paddington from 37 minutes), (all times & distances are approximate)

## DESCRIPTION

The Old Farmhouse is a unique opportunity to purchase a beautifully presented spacious detached 5 bedroom Grade II period stone property with a large private garden in the sought after West Oxfordshire village of Black Bourton.

Purchasing this property would offer an exciting additional income opportunity as it includes separate accommodation comprising of 2 x 2 bedroom properties Rose Stable and Lilly Stable both currently run as holiday lets and an additional 1 bedroom property currently let out on a Assured Shorthold Tenancy.

## APPROACH

The house is approached by a brick paved driveway leading to large brick paved car parking area for multiple cars to the rear of the property. The front door is to the side of the property leading into an enclosed porch and a further rear

door with an additional enclosed porch leading into the kitchen.

The holiday lets have a separate driveway access from Mill Lane though double gates onto a gravel parking area.

## ACCOMMODATION

The Old Farmhouse is Grade II listed ,of stone construction with a slate roof and dates back to between circa 1700 and 1750. It has been beautifully maintained and improved by the current vendors and is presented to a very high standard throughout it would make a lovely family home as well as providing an income opportunity from the separate accommodation in the grounds.

## MAIN HOUSE

### GROUND FLOOR

Entrance Porch to the side of property leading to :

Reception Room with beamed ceilings, wooden floors and stairs leading to 1st floor.

Fully glazed doors leading to a beautifully appointed lounge with a large feature stone fireplace with log burner and beamed ceilings.

2nd Reception room with feature stone fireplace and log burner , built in cupboard, flagstone floor and beamed ceiling. French doors lead from this room onto a patio area which is surrounded by a stone wall.

Dining Room with flagstone floor , beamed ceiling, stone feature fireplace and log burner , archway to kitchen.

Kitchen/breakfast room with well appointed wall and base units with quartz worktops , original well with glass cover and lighting. Inner hall with a built in cupboard housing the central heating boiler, porch with door to rear.







Cloakroom with flagstone floor.

Large Utility Room with flagstone floor, beamed ceiling, generous wall and base units with Belfast sink, plumbing for washing machine and tumble dryer.

### 1ST FLOOR

Bedroom1 with ensuite bathroom, dual aspect windows, built in wardrobes.

Bedroom3

Bedroom 5

Shower Room

Stairs to 2nd floor

### 2ND FLOOR

Bedroom 2 Vaulted beamed ceiling

Bedroom 4 Beamed ceiling, built in eaves storage

### 1 BEDROOM RENTAL END TERRACED

#### LILLY STABLE HOLIDAY LET

Beautifully presented 2 bedroom holiday let accommodation with a shared courtyard and parking which has separate access from the main house off Mill Lane.

There is an electric car charging point in the car park area and a separate useful utility/laundry room. The property has the benefit of an enclosed courtyard garden area which is separate from the main house garden and shared with the neighbouring holiday let Rose Stable.

Lounge/Kitchen which is open plan with a log burner which provides a lovely focal point.

2 double bedrooms both with ensuite shower rooms and built in wardrobes and electric heaters

#### ROSE STABLE HOLIDAY LET

Beautifully presented 2 bedroom holiday let accommodation with a shared courtyard and parking which has separate access from the main house off Mill Lane.

There is an electric car charging point in the car park area and a separate useful utility/laundry room. The property has the use of a courtyard garden which is separate from the main house garden and shared with the neighbouring holiday let Lilly Stable.

Lounge/Kitchen which is open plan with a log burner which provides a lovely focal point.

2 double bedrooms both with ensuite shower rooms and built in wardrobes and electric heaters

### GENERAL OUTSIDE

The front garden is mainly laid to lawn and is enclosed by a dry stone wall. To the side of the property is a private large garden again mainly laid to lawn with a Corner summerhouse, large shed, and vegetable plot.

There is also a large patio area with wall surrounds, ideal for outside living. The front aspect offers fabulous field and countryside views, which can also be enjoyed from the garden.

### SERVICES

Electricity and water connected. Oil fired central heating and sewage treatment plant.

### LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB (Tel: 01993 861000) [www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

The Old Farmhouse Council Tax Band: H rate payable for 2024/2025 £4,651.00.

### FIXTURES AND FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### VIEWING

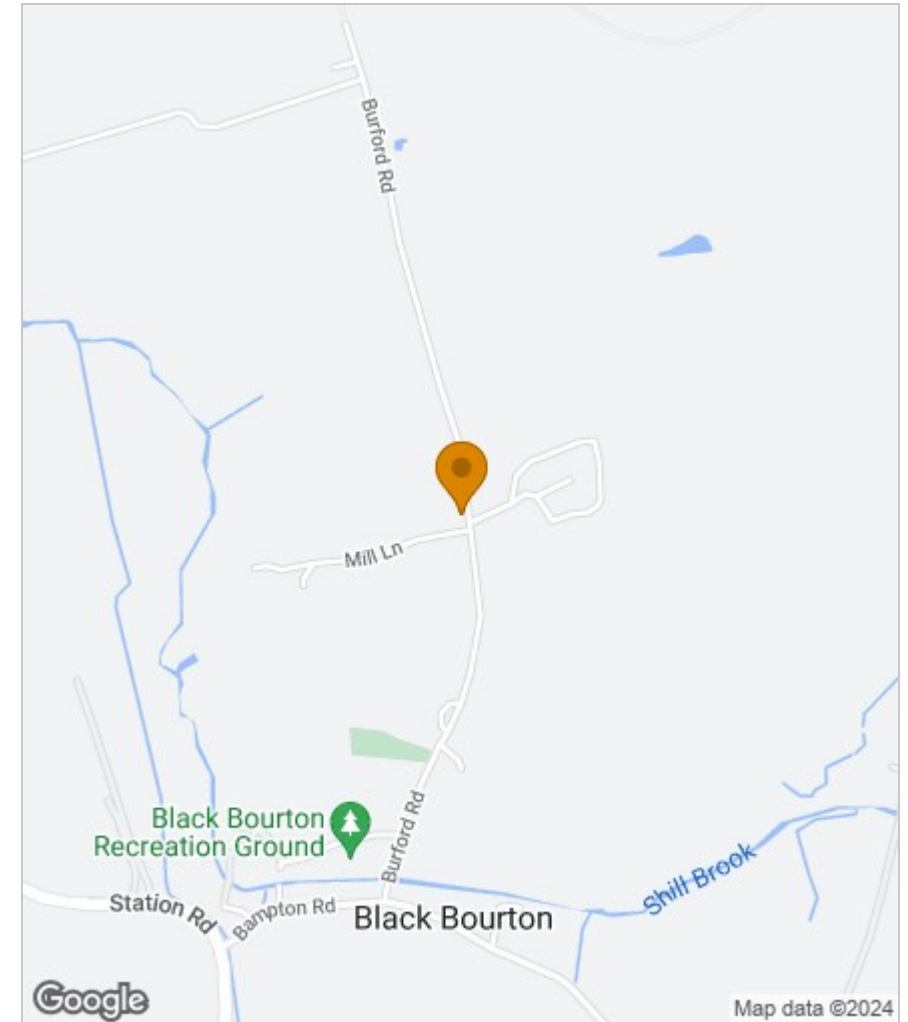
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

