



THE MALT HOUSE
BIBURY, GLOUCESTERSHIRE



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AN OUTSTANDING GRADE II LISTED COTSWOLD RESIDENCE
IN A VERY DESIRABLE COTSWOLD VILLAGE

THE PRINCIPAL HOUSE

Reception Hall • Drawing Room • Dining Room • Morning Room • Study • Kitchen Breakfast Room • Service Kitchen • Laundry Room & Boot Room • Two Cloakrooms
Master Bedroom Suite • Guest Bedroom Suite • Four Further Bedrooms • Cloakroom • Family Bathroom

GUEST WING

Entrance Hall • Two Bedrooms • Bathroom • Plant Room

THE BOTHY (AVAILABLE BY SEPARATE NEGOTIATION)

Hall • Two Double Bedrooms • Bathroom • Sitting Room and Kitchen • Large Wine Cellar • Mezzanine Sitting/Study Area • Private Garden • Parking and Driveway

THE BARN

Double Garage with Library/Office Above • Shower Room & Kitchenette

Mature Landscaped Gardens and Apple Orchard of about 1.48 acres • Swimming Pool • Magnificent Victorian Conservatory • Ample Parking

Cirencester 7 miles, Burford 9 miles, Kemble 12 miles (BR Station London-Paddington about 65 minutes), Cheltenham 22 miles, M5 (J.11a) 24 miles, M4 (J.15) 24 miles
(All distances and times are approximate)



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DESCRIPTION

Dating principally from the 17th Century with later extensions over the 19th and 20th centuries, The Malt House is an outstanding example of a classic Grade II Listed Cotswold residence. With a handsome façade it boasts original features including stone mullion windows, stone fireplaces, and exposed beams with good ceiling height throughout. Having served as a much-loved family home for the current owners for over 20 years, it has been very well maintained and improved while preserving the considerable charm and character of this exceptional property.

The Malt House occupies a private position in this sought-after village with glorious views to the church and surrounding countryside. A welcoming family home, the living space flows beautifully round the central reception hall and staircase. The extensive entertaining space is complimented by well-proportioned spacious bedrooms on the first floor including master and guest suites as well as a separate guest wing.

The guest wing, at one end, has two bedrooms and a bathroom suited as staff or additional guest accommodation. Located within close proximity to the main house is a detached barn with garaging and a shower room and kitchenette with an open plan office/library on the first floor and sensational views.

The Malt House is fronted by beautifully landscaped gardens and terraces with sweeping lawns and a swimming pool. In all about 1.48 acres.

ACCOMMODATION

Ground Floor

The entrance hall leads to the dining room with wood panelling and an open fireplace. Dual aspect with views over the garden, and exposed beams.





Guest Wing

The reception hall has a vaulted staircase to the first floor and entrance door to the rear of the house. Leads to the drawing room with fireplaces to either end and a pair of windows with window seats overlooking the garden with a French door to the large south facing terrace. The adjoining study is dual aspect and has an adjacent storeroom leading to a cloakroom. There is a boot room which leads to the second guest cloakroom.

The kitchen is divided into a service kitchen with a range of units incorporating a NEFF dishwasher and oven with hob. Double sink and wine fridge. Adjoining utility room with built in units with space for a washing machine, tumble dryer and fridge. The kitchen breakfast room has a range of hand-crafted cherry wood diamond bespoke units incorporating an Aga with decorative tile surround and fridge. Dining area seats ten with a ceiling lantern and French doors out to the west facing terrace. Morning room with wood burner and door to the garden.

First Floor

Vaulted landing with bookshelves and beautiful village views. Master bedroom suite with a dual aspect, vaulted ceiling and views. Dressing area with built in wardrobes. Bathroom. Guest bedroom suite overlooking the garden, dressing area with built in wardrobes and bathroom. Bedroom three has an adjoining cloakroom shared with bedroom four, both have built in wardrobes. Bedroom five has built-in wardrobes and views over the garden. Family Bathroom.

GUEST WING

Accessed from the drawing room and its own front door, the annexe offers very good accommodation for either guests or staff. A spacious hallway with access to the Plant Room also leads to the ground floor bedroom. Upstairs is a bathroom and second bedroom which could serve as a sitting room if required.

THE BOTHY (AVAILABLE BY SEPARATE NEGOTIATION)

Currently run as a successful rental, The Bothy is accessed from the gardens of the main house or separately with a gated driveway from a private village lane (with a right of access) to the south of the property. With original features it has the added advantage of a large wine cellar. Sitting room/kitchen with vaulted ceiling and exposed beams. Open fireplace. Fitted kitchen to one end with oven and hob, washer/dryer, fridge, freezer and dishwasher. Double bedroom and bathroom. On the first floor is a mezzanine sitting area/study and the second bedroom. Walled terraced area to the front with a water feature. Lawned area. In all about 0.09 acres.

THE BARN

Located within close proximity to the main house is a double garage with a separate entrance to a lovely study with one of the best views from the property. With a shower and kitchenette, it serves as an ideal self-contained home office.

OUTSIDE

The Malt House is approached through secure wooden gates and fronted by ample private parking leading to the house through wrought iron gates and the barn. The setting of the property is enchanting with a magical outlook over its gardens, the church and open countryside to the front and side. Substantial stone terraces adjoin the house offering an extension to the reception rooms for summer entertaining throughout the day. Steps lead down to the upper tier of the formal garden designed by Rosemary Verey, with a decorative stone terrace edged with lavender at the centre and bordered by herbaceous borders. Opening down to the lower garden which is mainly laid to lawn with the swimming pool and pool house. Sweeping lawns flow down to The Bothy and offer a wonderful space for garden games and relaxing.



The Bothy



The Barn

At the turn of the Century, The Malt House was owned by the Clarke family, with a family member believed to have been married to a relative of Theodore Roosevelt. Two vines within the conservatory were a gift from Hampton Court. To the side of the house is another stone terrace leading to a par-terre garden. A gravel pathway leads round to the rear of the house.

SITUATION & AMENITIES

The River Coln flows through Bibury, once described by William Morris as "the most beautiful village in England". Arlington is an historic village within the parish of Bibury, developed around historic wool mills, known to date back to 1066. Arlington Row, which formerly housed mill-workers, is a famous National Trust landmark. Within the combined villages are an historic parish church, primary school, The Swan hotel with restaurant, a trout farm with shop, a cafe, and a post office and shop. The popular Catherine Wheel pub is within a short walk of the property.

Nearby Barnsley has excellent dining at both The Boot and Barnsley House. Cirencester is only 7 miles away and provides an excellent range of independent shops, boutiques, and restaurants as well as regular markets, Waitrose and four other supermarkets.

Transport links include easy access to the M40 via the A40 and to the M4 via the A419. London Paddington can be reached from Kemble Station (about 12 miles) in approximately 65 minutes. Swindon Station (about 18 miles) has frequent trains to London Paddington (from 49 minutes).

Local leisure activities include cricket and football clubs in Bibury, sailing at the Cotswold Water Park, boating on The River Thames, golf at Burford and Cirencester, polo at Cirencester Park, and superb walks throughout the surrounding countryside.



The area is noted for both its private and state schools. The former include Hatherop Castle which is just a short drive from the house, Rendcomb College, Beaudesert Park, Westonbirt, and Cheltenham Ladies and Cheltenham Boys Colleges.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Gigaclear. Security alarm. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but some may be available by separate negotiation. The dresser in the Kitchen is expressly excluded.

TENURE

Freehold with vacant possession.

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.

EPC

Main House: F
The Bothy (available by separate negotiation): G



LOCAL AUTHORITY

Cotswold District Council
 Trinity Road
 Cirencester
 GL7 1PX
 T: 01285 623000
 W: cotswold.gov.uk

COUNCIL TAX

The Malt House – Band H
 The Bothy (available by separate negotiation) – Band A

VIEWINGS

Strictly by appointment. Please telephone Sam Butler at Butler Sherborn, Cirencester Office. T 01285 883740 E sam@butlersherborn.co.uk or Anthony Coaker at Savills Cirencester Office. T 01285 627558 E ACoaker@savills.com.

DIRECTIONS (POSTCODE GL7 5NT)

From Cirencester take the B4425 towards Burford and after approximately 6 miles you will enter the village of Bibury. Continue through the village over the bridge and along the River Coln. Continue up the hill, passing the turning to the Church, and after a sharp right hand bend take the next right hand turn signposted to Coln St. Aldwyns, Hatherop and Quenington. The drive to The Malt House is located immediately on the right hand side.

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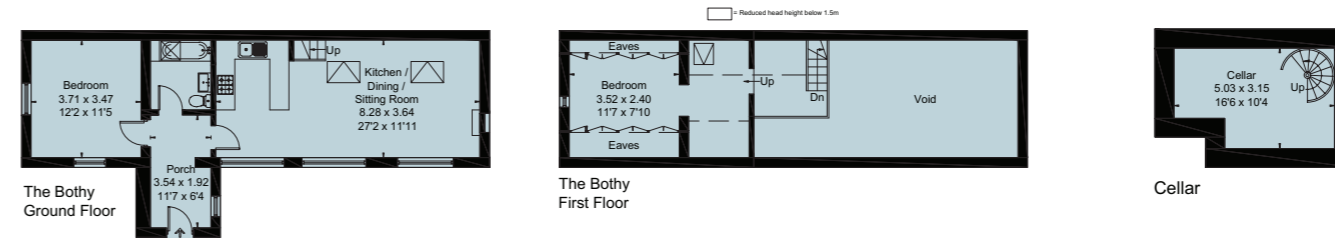


The Bothy (Blue)
 Available by
 separate negotiation

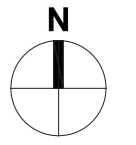
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Approximate Area = 448.3 sq m / 4825 sq ft
 Cellar = 14.4 sq m / 155 sq ft
 The Bothy = 83.3 sq m / 897 sq ft
 Outbuildings = 174.4 sq m / 1877 sq ft
 Total = 720.4 sq m / 7754 sq ft
 Including Limited Use Area (52.8 sq m / 568 sq ft)



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: May 2023. Particulars written: June 2024. Brochure by wordperfectprint.com





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