

# THE MALT HOUSE & THE BREW HOUSE

PERROTTS BROOK, GLOUCESTERSHIRE





# The Malt House & The Brew House

Perrotts Brook, Gloucestershire

An attractive detached family home with a separate ancillary two bedroom cottage, set in beautiful gardens with delightful rural views, located in a popular village close to Cirencester.

In all about 0.77 acres

## THE MALT HOUSE

**Ground Floor:** Entrance Hall • Kitchen/Breakfast Room • Sitting Room • Dining Room • Snug • Garden Room • Office • Boot Room  
Laundry Room and Cloakroom • Second Cloakroom

**First Floor:** Main Bedroom with En Suite Bath and Shower Room • Two Large Double Bedrooms  
Two Further Bedrooms • Family Bath and Shower Room • Shower Room

## THE BREW HOUSE

**Ground Floor:** Entrance Hall • Kitchen/Dining Room • Sitting Room • Double Bedroom with En Suite Shower Room • Cloakroom

**First Floor:** Double Bedroom with En Suite Shower Room

## OUTSIDE

Patio Terraces • Beautiful Landscaped Gardens • Orchard • Charming Views • Existing Garage with Planning Permission

Cirencester 3 miles, Rendcomb 3 miles, Cheltenham 12 miles, Gloucester 15 miles  
Kemble Station 9 miles (London Paddington from 69 minutes), M5 (Junction 11a) 15 miles, M4 (Junction 15) 24 miles  
(all times & distances approximate)

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## THE MALT HOUSE

The Malt House is a delightful character property believed to date back to the 1700's and was historically a Drovers Inn. This picturesque Cotswold stone home enjoys a classic Cotswold style with beautiful roses around the door and a welcoming feel. Enjoyed as a much loved family home by three generations for over 60 years, the property has been updated and remodelled to provide comfortable and flexible living accommodation suited to contemporary living and extending to just under 3,000 sqft. There is further scope for a new owner to remodel and extend should a buyer wish to do so.

The front door opens into the central hallway with double doors to one side leading to the generous kitchen/breakfast room. The real heart of the home, a light and spacious space enjoying a double aspect and French doors leading to the patio terrace. The wooden kitchen is fully fitted with ample storage and built in appliances including a double oven, hob, and sink. A useful boot room with coat storage and separate front door, plus the laundry/cloakroom is practically positioned off the kitchen. The formal dining room with gas fire is located at the rear of the property with French doors leading to the same terrace which opens from the kitchen/breakfast room, creating wonderful flowing space for entertaining friends and family. To the other side of the central hallway is the snug which leads into the sitting room with woodburning stove. The dual aspect office is located off the sitting room and could make a wonderful playroom or ground floor bedroom. There is also a garden room and separate cloakroom on the ground floor.

Stairs rise to a central landing with the main bedroom suite positioned at one end of the house. The principal bedroom is of a generous size with a dual aspect and vaulted ceiling, built in wardrobes, and a spoiling en suite bath and shower room with double sink.





There are two further large double bedrooms, one with external tallet steps, two smaller bedrooms, a family bath and shower room, and a separate shower room. The current owner has created a useful laundry area which could be incorporated back into a bedroom.

## THE BREW HOUSE

Sitting in the southern boundary, The Brew House is a charming Cotswold stone ancillary cottage adjacent to the main house. The property was thoughtfully and creatively converted from a barn and now provides wonderful space to house family and friends, or indeed the ability to generate an income as a holiday let or a longer term rental.

Accessed through a central stable door, the hallway spans the width of the house and provides access to the kitchen/dining room, the sitting room, and a double en suite bedroom. The kitchen/dining is fitted with a range of modern units and has space for a dining table and chairs. At the other end of the property is a spacious sitting room with patio doors opening to its private terrace. There are two double bedrooms, both with en suite showers rooms, one on the ground floor and one on the first floor. Also on the ground floor is a separate cloakroom and storage.

## GARDENS

Accessed through wooden gates from the village road, the property has a large gravel driveway with ample space for parking. The Malt House sits centrally in the plot with gardens wrapping around all sides. The gardens are mainly laid to lawn and bound by hornbeam, laurel and privet hedges. Glorious borders are stocked with roses and mature planting, with three established apple trees, a statement sycamore tree, nature pond, and raised vegetable beds create a wonderful relaxing space. A couple of terraces run from the property and provide space for entertaining with the most charming outlook over neighbouring countryside. To the front of the property is the orchard with a tulip tree, crab apple, and holly oak. Currently there is a garage at the end of the garden which is in need of updating and modernising.



The Brew House



The Brew House



The Brew House

## PLANNING PERMISSION

Should a new owner desire, planning permission has been granted to replace the current single storey extension with a contemporary addition to create a larger sitting room. Also, erection of a porch and replacement double garage with separate access to a first floor studio/office.

Application Ref: 24/00610/FUL

Date of Decision: 7th May 2024

The development must be started 3 years from the date of the decision notice.

Full details, plans and the decision notice can be found on Cotswold District Councils website.

## SITUATION & AMENITIES

Perrotts Brook is a small hamlet which lies in the Churn Valley between the renowned Cotswold towns of Cirencester and the Georgian town of Cheltenham, in an Area of Outstanding Natural Beauty. The highly regarded Fire & Flow Coffee sits at the edge of the village. Cirencester, known as 'The Capital of the Cotswolds', provides an excellent range of independent shops, boutiques, The Barn Theatre, leisure centre, pubs and restaurants as well as regular markets and three supermarkets. Cheltenham is a short drive north and not only offers excellent shopping and dining, but is also host to literary, jazz and food festivals and, of course, horse racing. There is a village shop and post office in both Rendcomb and Stratton, The Bathurst Arms in North Cerney, two pubs in Stratton, and a doctor's surgery at Rendcomb. Fabulous walking is available from the doorstep.

There is a choice of excellent state and primary schools in the area namely in North Cerney, Rendcomb, Statton, and Cirencester.

Kemble Station (London Paddington 69 minutes approx) is about 9 miles and the hamlet is conveniently about a mile from the A417 for dual carriageway access to Junction 15 of

the M4 at Swindon. A useful bus stop with an hourly service is positioned on the road and provides easy regular access into Cirencester and Cheltenham.

## SERVICES

Mains water and electricity. Electric heating to both The Malt House and The Brew House. Underfloor heating to some bathrooms. Septic Tank to The Malt House. Klargester for The Brew House. Gigaclear Broadband. No tests to the suitability of services have been carried out and 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 are excluded but may be available by separate negotiation.

## 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

**Council Tax:** The Malt House – Band G  
The Brew House – Band C

## VIEWINGS

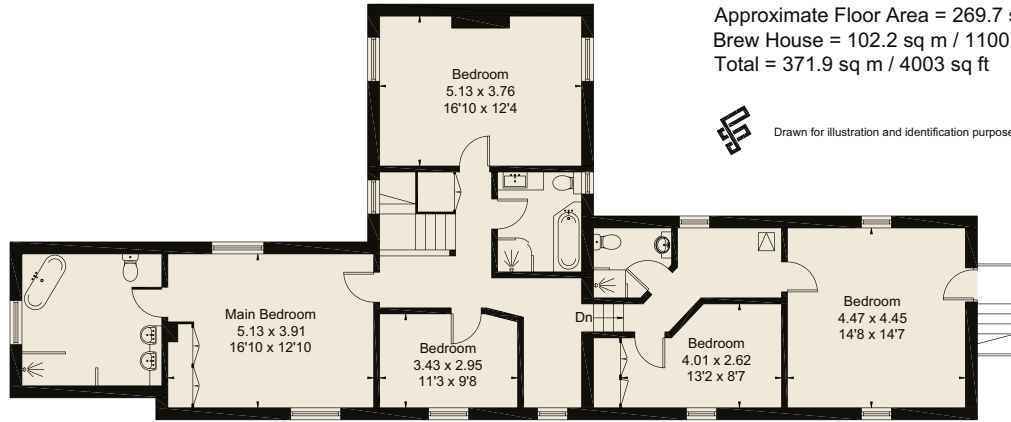
Sophie Lane at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [sophie.lane@butlersherborn.co.uk](mailto:sophie.lane@butlersherborn.co.uk)

## DIRECTIONS (Postcode GL7 7DT)

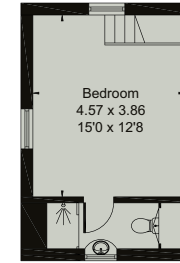
From Cirencester take the A435 towards Cheltenham. Pass the village of Baunton and turn left at the staggered crossroads into Perrotts Brook. The property is the first driveway to the right-hand side.

**what3words:** ///according.holiday.ulars or not.

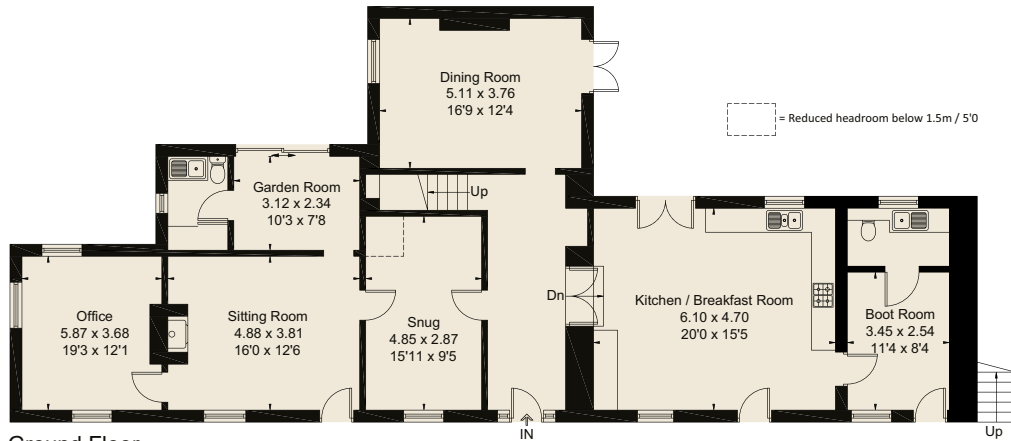




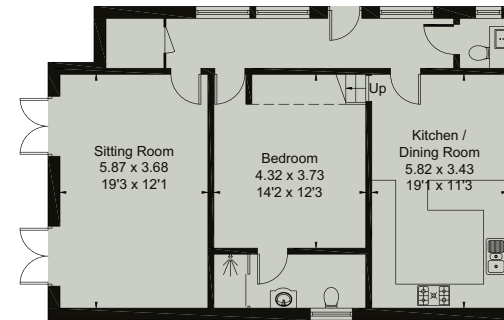
First Floor



Brew House - First Floor



Ground Floor



Brew House - Ground Floor  
 (Not Shown In Actual Location / Orientation)



The Malt House – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**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 2024. Particulars written: May 2024. Brochure by wordperfectprint.com





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