



ARLINGTON FARMHOUSE

BIBURY, GLOUCESTERSHIRE



Arlington Farmhouse

Bibury, Gloucestershire

A Superb Grade II Listed Cotswold House with a Cottage and Rural Views

THE PRINCIPAL HOUSE

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

First Floor: Main Bedroom Suite with Bathroom and Dressing Room • Shower Room • Laundry Room

Second Floor: Two Double Bedrooms

THE COTTAGE

Ground Floor: Kitchen • Cloakroom • Dining Room • Sitting Room

First Floor: Two Double Bedrooms • Dressing Room • Bathroom • Shower Room

OUTSIDE

Double Garage • Party Room • Cabin • Private Parking • Walled Garden

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DESCRIPTION

Located in a private setting on the edge of a popular village, Arlington Farmhouse is a superb example of a classic Cotswold farmhouse with a double fronted façade, presented to a very high standard throughout. The current owners enjoy the house with separate cottage accommodation, which could be integrated back into the main house if required, offering a new owner enormous flexibility. In all just over 4,500 sq ft.

Thought to date from the late 17th century, the house boasts character features with interiors which have been fully refurbished throughout. The kitchen is very well fitted with a four oven Aga complimented by two impressive reception rooms including a vaulted drawing room. Upstairs is a luxurious bedroom suite with a dressing room (formerly a bedroom) with a separate shower room with two further bedrooms on the second floor.



The cottage is accessed from the main house and also has a separate entrance with a kitchen, dining room and sitting room on the ground floor. To the first floor is a bedroom suite with dressing room and bathroom, plus another bedroom and shower room.

Outside a gated driveway leads to ample parking in front of the house. The mature walled garden and terrace is to the side of the house. There is a party barn with exposed beams and a stove with an adjacent triple garage fronted by additional parking accessed from a secondary driveway. There is small graveyard to the rear which is believed to be un-consecrated.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Underfloor heating in the bathrooms. Security alarm. 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, including garden statuary and ornaments, are excluded but some may be available by separate negotiation.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Main House - Band G

Cottage - Band B





The Cottage



The Cottage



The Cottage

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.

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office
T: 01285 883740 | E: cirencester@butlersherborn.co.uk.

DIRECTIONS (GL7 5ND)

On entering Bibury from Cirencester, turn left just before The Catherine Wheel pub. When the lane divides take the left fork to the gates of Arlington Farmhouse.

what3words: ///gallons.twee.trombone



Pubs & Restaurants

Eleven, Bibury
The Catherine Wheel, Bibury
The Swan Hotel, Bibury
The Pig & Village Pub, Barnsley



Train Stations

Kemble 12 miles



Schools

Bibury Primary School
Hatherop Castle Prep School



Party Room



Party Room

Arlington Farm House

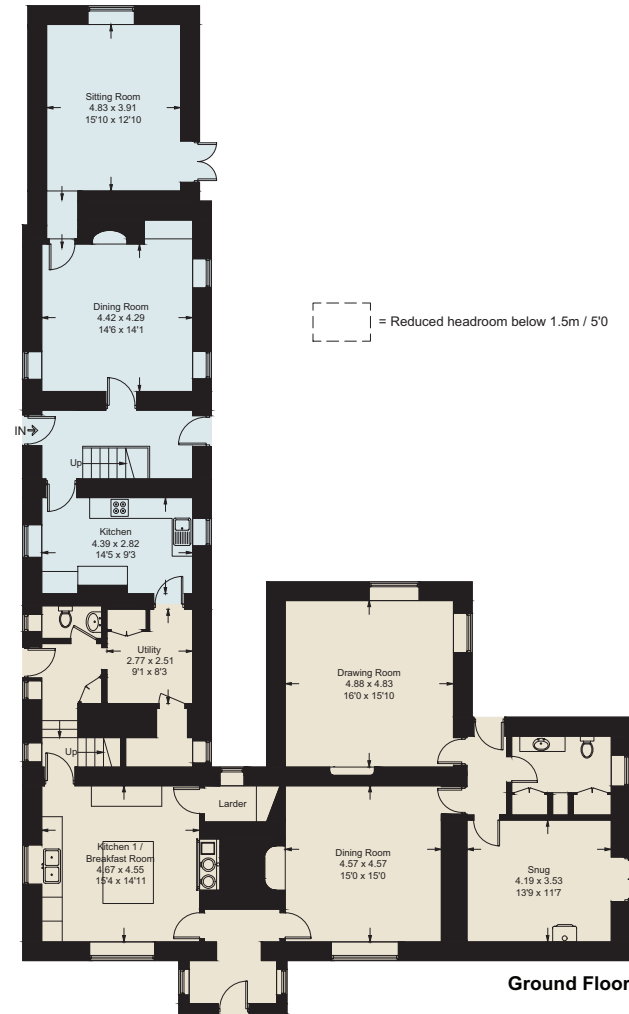
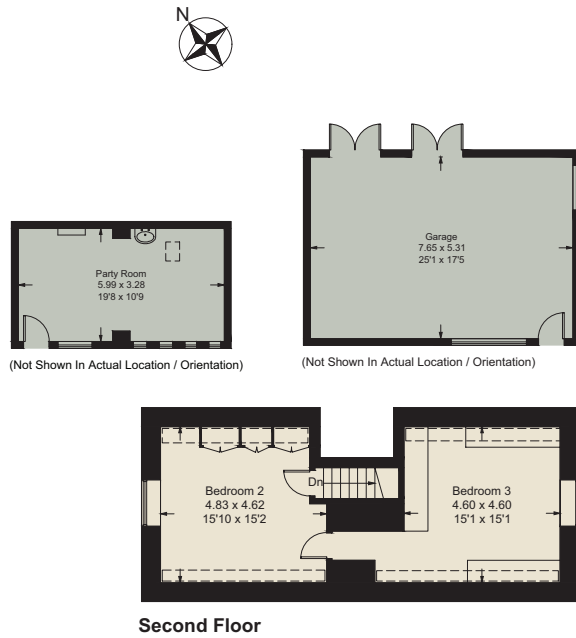
Approximate Gross Internal Area = 420.0 sq m / 4514 sq ft

Garage = 41.0 sq m / 436 sq ft

Party Room = 20.0 sq m / 211 sq ft

Total = 481.0 sq m / 5161 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238828)



[Dashed Box] = Reduced headroom below 1.5m / 5'0"

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