

QUARRY HILL FARM HOUSE

BIBURY, GLOUCESTERSHIRE





Quarry Hill Farm House

Bibury, Gloucestershire

A striking country house with about 31.66 acres
in an outstanding position with glorious views.

Ground Floor: Open plan Kitchen Dining and Living room with Pantry • Sitting Room • Reception Room • Snug/Study
Music Room • Library • Rear Hall • Utility Room • Boot Room and Cellar.

First Floors: Main Bedroom with En Suite Bathroom & Dressing Room/Bedroom 2 • Bedroom 3 & En-Suite Bathroom
Guest Bedroom 4 & Bathroom • Games Room/Sitting Room.

Second Floor: Bedroom 5 and En Suite Bathroom and Bedroom 6.

Studio Flat with open planning living and bathroom.

Outside: Garaging • Stables • Gym with Steam Room and Cloakroom • Heated Swimming Pool
Gardens and Grounds • Orchard • Paddocks and Woodland & Stream.

In all about 31.66 acres.

Cirencester 4 miles, Swindon 16 miles (London Paddington approx 50 mins , Burford 9 miles,
Cheltenham 20 miles, Oxford 28 miles, Kemble Station 14 miles (London Paddington approx 69 minutes),
M4 J 15 21 miles, M5 J11a 18 miles. All distances and times are approximate.

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DESCRIPTION

Originating as a traditional farmhouse and now boasting a successful marriage of period and contemporary living, Quarry Hill Farm House offers a unique and impressive country house in this sought-after part of the Cotswolds. This ideal family home with superb indoor and outdoor space, stands in an elevated position with glorious views over its own land and countryside beyond. The accommodation has well-proportioned rooms and a stunning central 43 ft long kitchen living space area, which is triple aspect and flooded with light. To the other end of the house is a separate bedroom suite and sitting/games room with access to the independent studio annexe with a separate staircase and its own front door. In the original house the main bedroom is complemented by a bathroom and a dressing room with two further bedrooms served by a family bathroom. On the second floor there is a bedroom 5 with ensuite bathroom and bedroom 6.

OUTSIDE

Automatic timber gates open to a private woodland driveway leading to the house, which is fronted by ample parking with a walled garden accessed from the original facade. The land is a combination of woodland, orchard and pastureland which currently serves as grazing with flat paddocks at the far end but is also suited to rewilding or a small farm.

The stable yard comprises two blocks of timber stables within close proximity to the house. The garden area includes two walled areas with a ground sourced, year round, heated pool and a gym complex. There is a further area which has been left for a possible tennis court or manège if required, subject to any necessary consents.







The rest of the grounds and land is currently managed as grassland with livery functions and grazing options and comprises 5 fields, a training paddock and 8 stables, a hay barn and utility /cloakroom. A stream runs through the four bottom fields. The wood is used for a range of activities and is managed for its timber and wildlife. The current owners have claimed grants under the Basic Payment Scheme in respect of the grazing land.

Quarry Hill Farm House offers buyers an opportunity to acquire a unique family home in a wonderful corner of the Cotswolds offering privacy without isolation and access to to many of the excellent amenities which make this area so sought-after. It is ideal for children of all ages with a huge range of activities to enjoy both in and outside the house.



SITUATION & AMENITIES

Quarry Hill Farm House is located in a rural position between the villages of Bibury and Barnsley. Barnsley, with its church. It has an excellent pub and a luxury spa hotel owned by the renowned Pig group in what was formerly the home of the acclaimed gardener, Rosemary Verey, and which continues to maintain her wonderful gardens. Bibury hosts a historic parish church, primary school, The Swan Hotel with restaurant, a trout farm with shop and Twig café. A range of buildings incorporating a Post Office, deli and restaurant are due to be opening shortly. Cirencester is only a few miles away with its range of supermarkets and high street shops, as well as the local artisan arts and craft for which it is renowned. A more extensive range of shopping, recreational and cultural facilities is available in Cheltenham, Oxford or Swindon.

There is a main line railway station at Kemble with a service to London in about 69 minutes. Alternatively, from Swindon the journey time is just under an hour. The M4 and M5 motorways, are within an easy drive providing access to all parts of the country.

There is an extensive network of footpaths and bridleways with excellent riding. Golf courses are found at Cirencester, Burford and Minchinhampton; polo at Cirencester Park Polo Club; water sports at the Cotswold Water Park near South Cerney; theatres at Cirencester, Cheltenham and Oxford.

The area is well served by excellent state and independent primary and secondary schools at Hatherop, Meysey Hampton, Fairford Primary, Farmors, Hatherop Castle, St Hughs, Pinewood, Kingshill, the Cheltenham Colleges, Rendcomb, Beaudesert and Dean Close.



SERVICES

Mains water and electricity. Ground source central heating. Private drainage. Gigaclear Superfast 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.

TENURE

Freehold.

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.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX: Band G

EPC: D

VIEWINGS

Please telephone Sam Butler at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

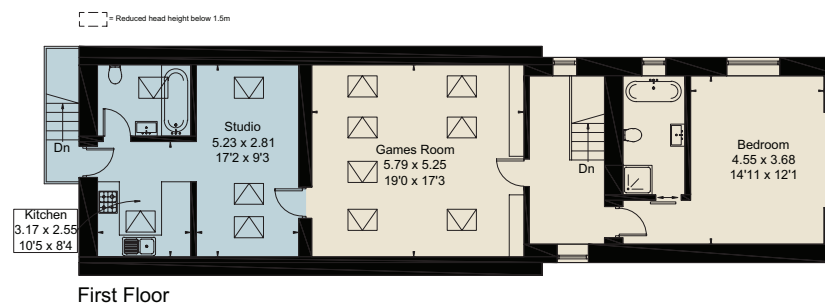
DIRECTIONS (Postcode GL7 5LY)

What3words: ///blink.clues.moves





Cellar

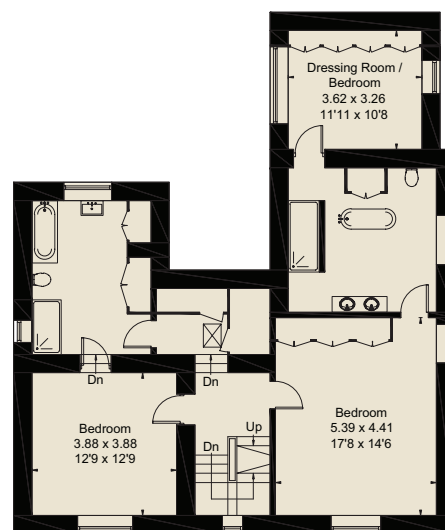


First Floor

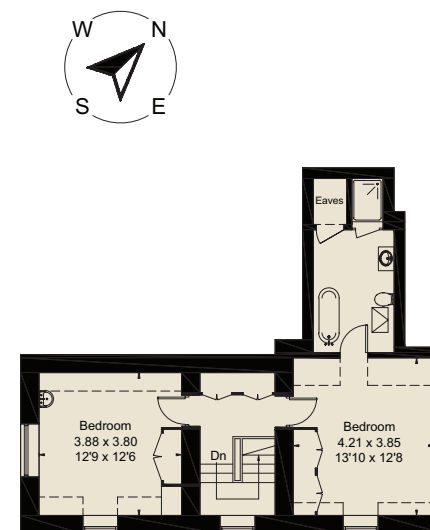
Approximate Floor Area = 493.6 sq m / 5313 sq ft

Cellar = 21.3 sq m / 229 sq ft

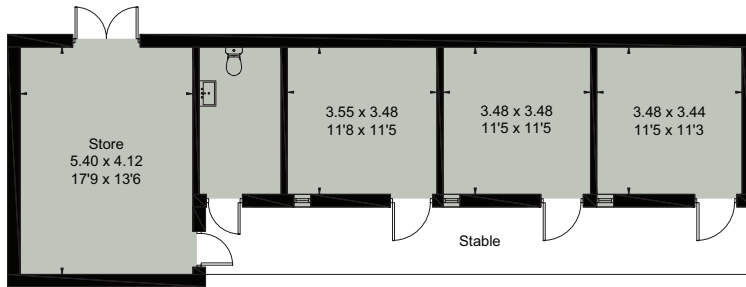
Total = 514.9 sq m / 5542 sq ft (Excluding Carport)



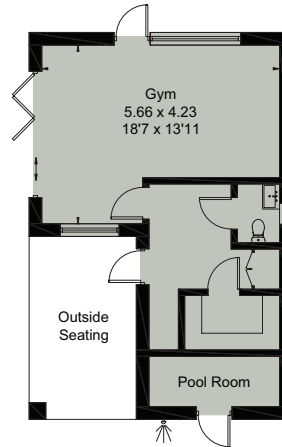
First Floor



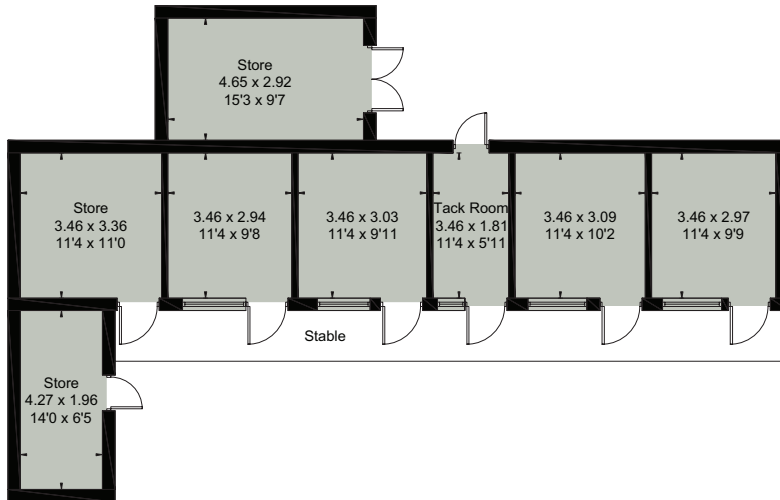
Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 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. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: July 2024. Particulars written: April 2025. Brochure by wordperfectprint.com





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