

established 200 years

Taylor & Fletcher



The Smithy Barn, Kinton, Nr Cheltenham, GL54 5UG
Guide Price £125,000

The Smithy Barn, Kineton Nr Cheltenham, GL54 5UG

A rare and unique opportunity to purchase a stone and timber barn with planning permission to convert into a single-storey holiday let.

Location

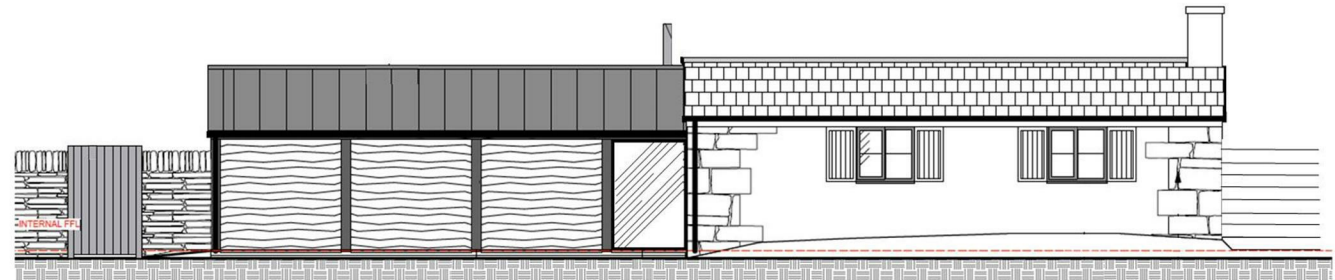
The Smithy Barn is situated in the desirable Cotswold village of Kineton which has the popular Halfway House Public House, recently mentioned in The Times, the Good Food Guide, and Conde Nast's best new restaurant 2024.

The Smithy Barn is adjacent to open countryside that enjoys excellent views and walks across the Cotswolds.

The Cotswolds are in an Area of Outstanding Natural Beauty and an all year round tourist attraction.

Bourton-on-the-Water and Stow-on-the-Wold are 7 and 8 miles respectively and each have a good range of facilities to meet everyday requirements, including shops and boutiques, supermarkets and restaurants. The Cotswold Farm Park is a family-friendly attraction and is only 2 miles away.

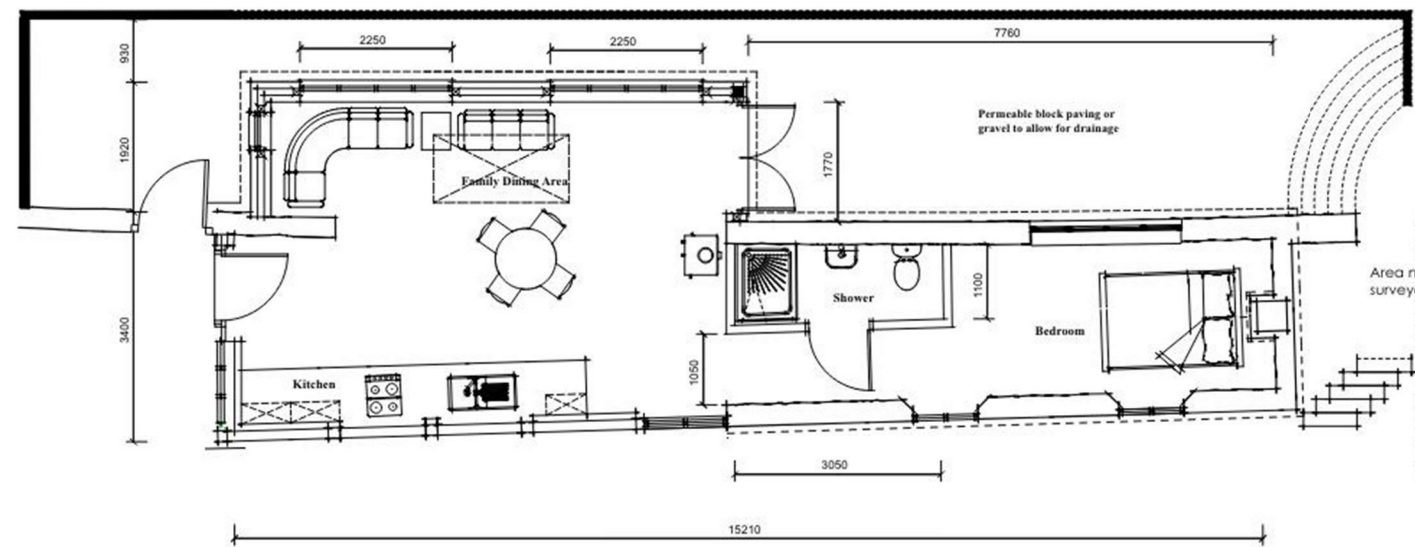
Cheltenham is 13 miles away and is the principal commercial and cultural centre in the area. It is an attractive regency spa town with extensive high street and out of town retailing, together with a multiplex cinema, two theatres and many restaurants. It is home to annual festivals of Music, Literature, Jazz, Cricket and Science and has an extensive range of sporting facilities and clubs, both public and private, as well as being renowned for the annual Cheltenham National Hunt Festival.



FRONT ELEVATION
SCALE 1 : 50



20578



Important Notice

Viewing strictly by appointment only. The barn is a dilapidated building. Prospective purchasers must take great care and must view externally from the lane and/or verge only.

Description

The Smithy Barn is constructed of part Cotswold stone and part timber elevations under a pitched slate and corrugated iron roof. There are a dilapidated pair of doors at the end together with a timber side door and two potential windows currently with timber shutters. It measures 51' in length by 7'8" width in the stone part of the barn and 8'6" in the part of the barn with the timber elevations. Former fireplace with stone jambs and bressumer.

There is a strip of land both front and rear suitable for use as parking together with a grass verge adjacent to the lane. The barn is side on to open countryside with a small strip of land providing a buffer and allowing for the extension and a pleasant sitting out area.

Services

There are no connected services to The Smithy Barn. However, it is worth noting that the electric and water connections are directly adjacent to the property. Plans for the installation of these services are available for inspection.

Local Authority

Cotswold District Council.

Planning

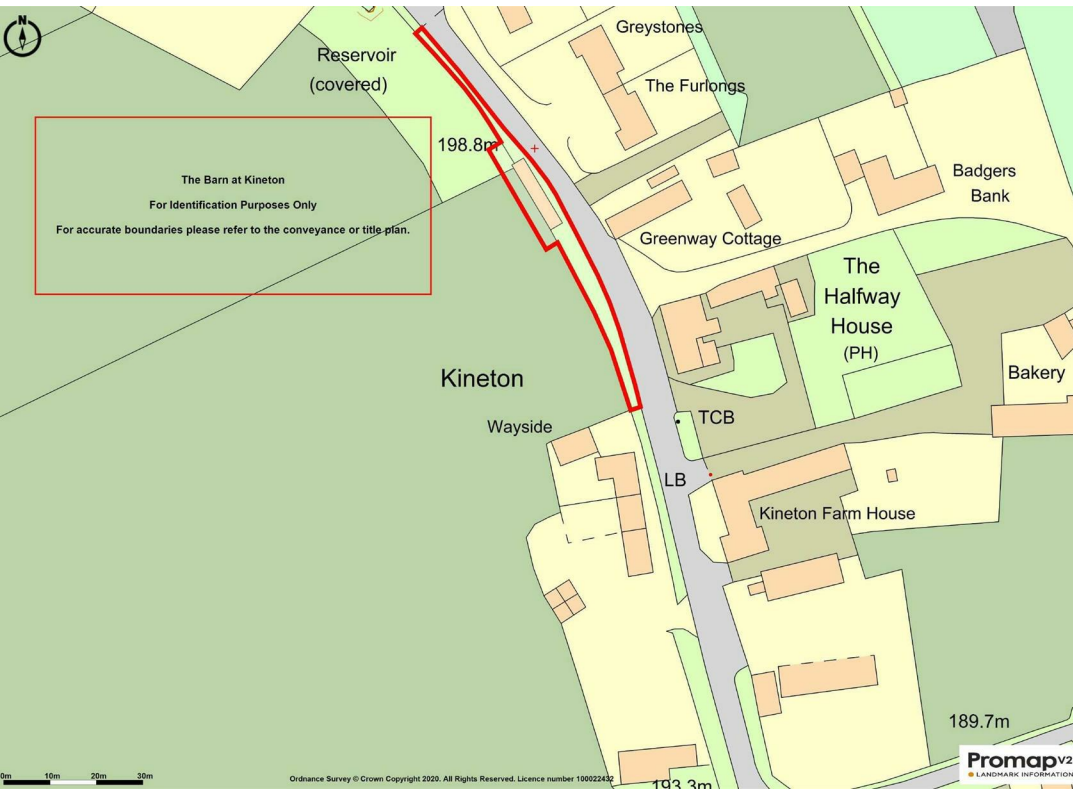
The Smithy Barn is situated in the Cotswold Hills Area of Outstanding Natural Beauty.

Planning for the alteration and extension of the existing barn into a holiday let was granted on 30th August 2023 (Application reference: 23/02108/FUL).

The Smithy Barn is not a Listed Building.



Area Map



Site Plan



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 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.