

# YOKEHOUSE BARN

PAINSWICK





**YOKEHOUSE BARN, YOKEHOUSE LANE, PAINSWICK, STROUD, GLOUCESTERSHIRE, GL6 7QS**



**GUIDE PRICE £1,300,000**

**A STYLISHLY RENOVATED BARN IN A FABULOUS SEMI-RURAL LOCATION ON THE OUTSKIRTS OF PAINSWICK WITH 3 ACRES, OUTBUILDING SUITABLE FOR STABLING AND PARKING**

**Kitchen/Breakfast/Living Room, Sitting Room, Ground Floor Bedroom with En-suite, Utility, 2 First Floor Bedrooms, one with En-suite and one with separate WC, Garden, Outbuilding (Parking/potential Stabling) Large Paddock with small area of Woodland, circa 3 Acres in total**





Yokehouse Barn offers a magnificent Cotswold home, clearly renovated with attention to detail and flair. The accommodation flows beautifully with a spacious open-plan layout to the ground floor and large glazed panels and doors, allowing for an abundance of natural light. An air source heat pump powers the underfloor heating which runs throughout the whole house. A glazed entrance opens directly to the open-plan kitchen/living area. A wonderful light-filled room, the kitchen is clearly the heart of this stylish home, with ample room for fitted units and a table and sofa. A utility leads off the rear of the kitchen, ideal for hiding laundry, muddy boots and country paraphernalia. The sitting room houses a sensational inglenook fireplace with the original bread oven lit-up to the side of the fireplace, creating a charming feature. Limestone flooring runs across the two ground floor receptions, creating a lovely sense of flow, whilst also allowing for practical living. Full-height aluminium glazed panels make a statement feature in the sitting room, allowing plenty of natural light and opening up the pretty views to the garden.

The property benefits from 3 bedrooms, two with en-suite shower rooms and one with an en-suite WC. The two first floor bedrooms are accessed via separate glazed staircases. All of the bedrooms benefit from oak flooring and character features, including beams and deep stone window ledges and stone mullion windows. A spacious ground floor bedroom is located off the sitting room, with pretty views to the garden.

The garden is set to the front and side of the property with a large patio, ideal for alfresco dining, framed with dry stone walling and fitted with lighting, ideal for evening entertaining. Gently sloping lawns are set to the front and side of the property and Steps lead up to a parking area with space for several vehicles. A large outbuilding provides parking for 3 vehicles but could easily be converted to stabling. A paddock of circa 3 acres runs along the side of the property with a small area of woodland at the top of the paddock.



#### LOCATION

Yokehouse Barn sits in a stunning location on the outskirts of the Cotswold village of Painswick. The property benefits from a wonderful rural location, whilst still within walking distance of the centre of the village. Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops and several cafes. There is a boutique hotel within a 15 minute walk of Yokehouse Barn, offering fine-dining to non-residents and also several stylish and independent coffee shops in the centre of the village. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of Painswick to most of the local schools in both the private and state sector. There is also a popular village primary school.

Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse.

Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

#### DIRECTIONS

From our Painswick office, head into the centre of the village along St Mary's Street and turn right down Tibbiwell lane. Follow the lane down the hill and up the other side of the valley along Greenhouse Lane. Take the first right hand turn towards the top of the lane, into Yokehouse Lane and at the T junction opposite the Red Barn, turn right. Yokehouse Barn will be found on the left hand side, circa 50 yards along the lane.

#### TENURE

**Freehold**

#### EPC

**EER: Current null / Potential null**

#### SERVICES

**Electricity connected to the property. Air Source Heat Pump, Septic Tank treatment plant. Ofcom checker: Broadband - standard 17Mbps ultrafast 1000 Mbps, Mobile phone networks - O2 (Vodafone, EE and Three have limited coverage)**

#### VIEWING

**By prior appointment with MURRAY'S ESTATE AGENTS, Painswick Office 01452 814655 who will be pleased to show prospective purchasers around the property**

# Yokehouse Barn, Yokehouse Lane, Painswick, Gloucestershire

## Approximate IPMS2 Floor Area

House 135 sq metres / 1453 sq feet  
 Stables 39 sq metres / 420 sq feet

Total 174 sq metres / 1873 sq feet  
 (Includes Limited Use Area 4 sq metres / 43 sq feet)

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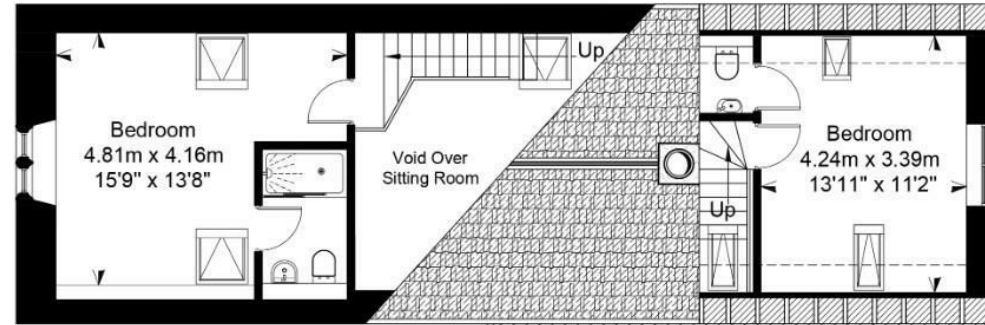
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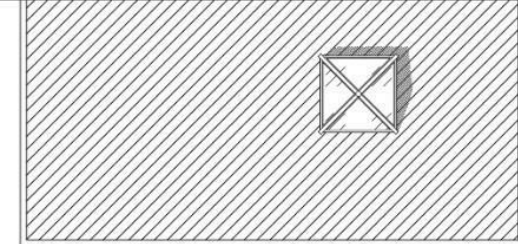
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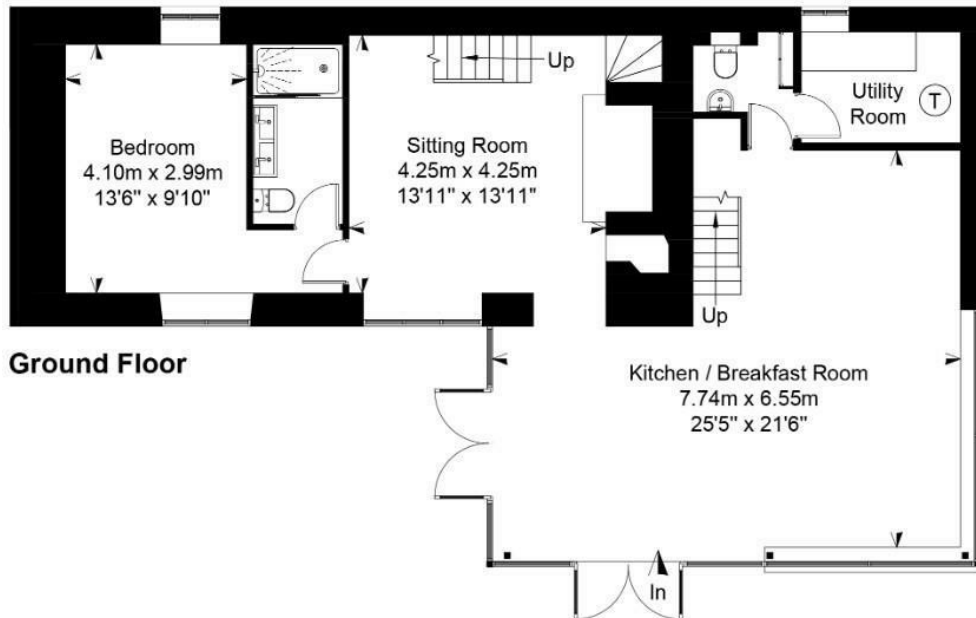
IPMS = International Property Measurement Standard



**First Floor**

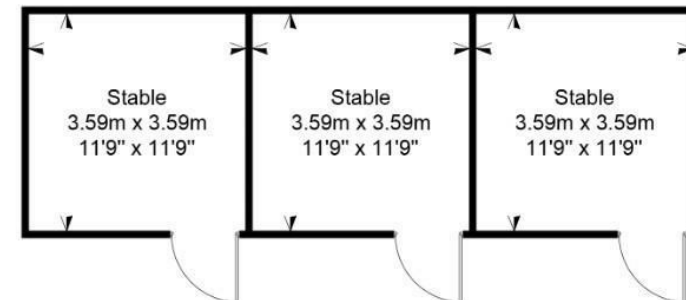


[Dashed Box] = Limited Use Area



**Ground Floor**

Outbuildings  
 Not Shown In Actual Location Or Orientation



**SUBJECT TO CONTRACT**

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