



JAMES PYLE & CO.



The Pump House, The Estate Yard, Westonbirt, Tetbury, Gloucestershire, GL8 8QH

Elegant Lisetd Period Conversion in an exclusive and select development
Close to Westonbirt School & Arboretum

4 Bedrooms
Impressive Entrance Hall
Drawing room
Kitchen/Breakfast room
Cinema Room & Gym
Two Bathrooms
No Onward Chain



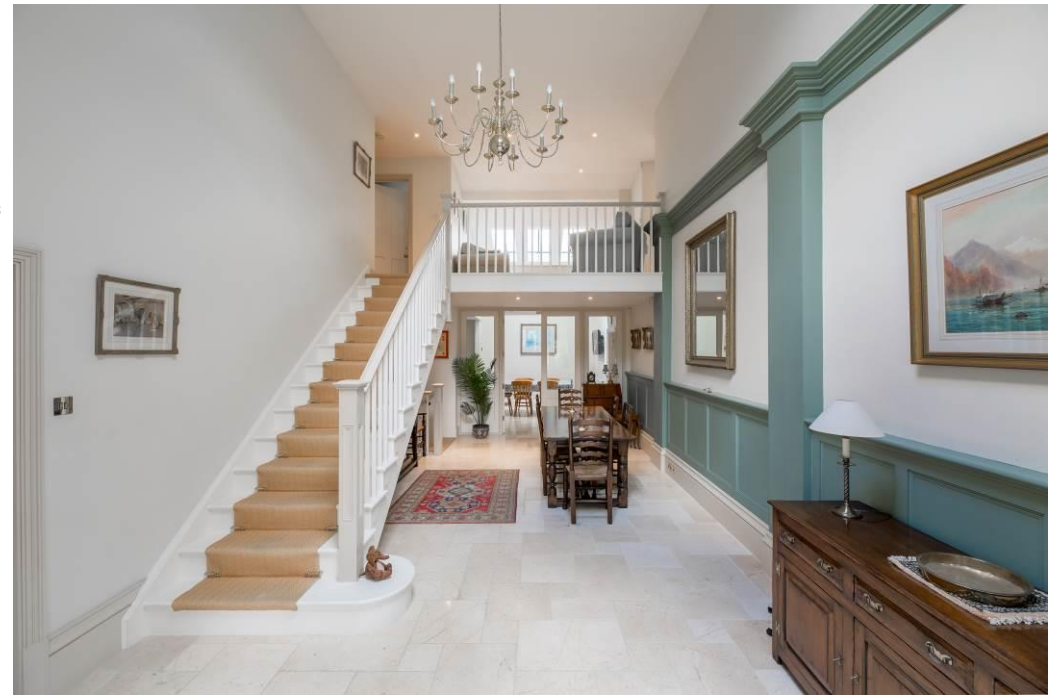
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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,200,000

Approximately 3,358 sq.ft.



‘An elegant, spacious and interesting conversion within a small select development of exclusive homes in a desirable location at Westonbirt with extensive accommodation’

The Property

The Pump House is situated in the central part of Westonbirt Estate Yard, previously a part of Westonbirt School and now an exclusive development of unique houses and cottages carefully and sympathetically converted by Edward Blake Ltd. Grade II Listed, the elegant and well proportioned accommodation extends to around 3358 sq.ft (312sq.m) and includes a grand entrance hall with a high vaulted ceiling and impressive staircase with a galleried landing over. An elegant drawing room features a stone fireplace and wood burning stove, fitted cabinetry and cupboards, stone mullioned windows overlooking the garden and a door opening to the side terrace. A bespoke timber/glazed screen divides the hall from the large kitchen/breakfast room which has double doors opening out onto the part covered side terrace which is ideal for entertaining. The bespoke handmade kitchen has an excellent range of units and a number of built in appliances to include a range cooker, fridge, freezer and dishwasher. Leading off the kitchen is a walk-in larder with shelving and on the opposite side, is a cloakroom and a utility/boot room housing the oil fired boiler

with a connecting door to the covered parking area. From the hall, steps lead down to a lower ground floor and converted cellars, entered via automatic sliding glass doors leading into to a multi-purpose room currently used as a gym and media room which is top lit by an attractive glazed lantern.

The main staircase leads from the entrance hall to the galleried landing providing an upper floor snug/study area. There are four bedrooms and two bathrooms. The principal bedroom is fitted with built-in wardrobes, good quality joinery and display shelving, with a stylish en suite shower room. The guest bedroom also has an en suite.

Externally there is a walled garden to the front of the house with lawn, shrub borders, maturing trees whilst to the side is part covered terrace, ideal for alfresco dining. There is ample parking which includes a covered parking area and a separate carport with secure storage. Additional parking for visitors is nearby.

Situation

Westonbirt is an unspoilt charming village

situated in the south Cotswolds and was recently quoted in The Times as being one of the top 30 places to have a second home. The village is world renowned for its famous Arboretum which also plays hosts to various cultural events and concerts. Westonbirt School is on the doorstep and has a modern leisure centre and swimming pool as well as a 9 hole golf course open to the public. In addition there is the well regarded Hare & Hounds hotel and bar. Sherston, at about two miles away, provides 2 public houses, an excellent village stores/post office, butchers, café and other amenities whilst the popular market town of Tetbury is about 2.5 miles away. Well known for its 17th and 18th Century architecture and antique shops, Tetbury has a wide range of everyday shops, exclusive boutiques and shops as well as two supermarkets. The larger centres of Cirencester and Bath easily accessible and provide a more extensive range of shopping and recreational facilities. The property is conveniently located with access to the M4 at Junctions 17 and 18 which provide easy access

to London as well as Bristol where it links with the M5. There are regular rail service to London Paddington from Kemble, about ten miles away, taking approximately 75 minutes.

Tenure & Services

We understand the property is Freehold with oil fired central heating, private water and drainage, and mains electricity. There is an annual service of c.£2,000 p/a contributing to the maintenance of the communal areas, private drainage and water.

Directions

From Tetbury take the A344 Bath Road towards Didmarton. After about 2 miles turn left immediately before the Hare and Hounds into Bowdown Road. The Estate Yard is the first turning on the right and the property can be found on left hand side.

Local Authority & Council Tax Band

Cotswold District Council - G



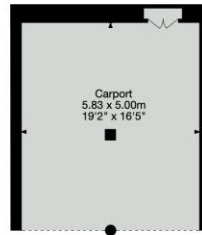
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Gross Internal Area (Approx.)

Main House = 312 sq m / 3,358 sq ft

Carport = 29 sq m / 312 sq ft

Total Area = 341 sq m / 3,670 sq ft



Carport



Basement

Ground Floor



First Floor



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	68	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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