



The Bothy, Westonbirt, Tetbury, Gloucestershire, GL8 8QH

Characterful stone cottage  
Low-maintenance ideal second home  
3 double bedrooms  
Bathroom and en-suite  
Easy to manage courtyard gardens  
Private allocated parking  
Prime Cotswold village setting close to the  
arboretum  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £500,000**

Approximately 1,241 sq.ft

‘A low maintenance characterful Cotswold cottage located within walking distance of the arboretum’

### The Property

The Bothy is an intriguing character cottage situated within Westonbirt Estate Yard, located just a short walk from the Hare & Hounds hotel and restaurant, and the world famous Westonbirt Arboretum. The Estate Yard is a former mid-19th Century model farm originally belonging to Robert Holford's Westonbirt Estate and later was converted in 2006 by architects Edward Blake into nine luxury period bespoke homes. The Bothy is Grade II Listed and filled with all of the charm of a period home whilst being an easy to manage property, making it an ideal holiday home or lock up and leave.

Extending to around to 1,241 sq.ft, the cottage is arranged over two floors and set amongst front and rear courtyard gardens. The ground floor is warmed by underfloor heating and comprises an entrance hall with a WC off, a front fitted kitchen and a reception room at the rear with a fireplace and double doors connecting to the rear courtyard. The spacious first floor includes three double bedrooms, a utility/laundry room, bathroom, dressing rooms to both the main and

second bedrooms, and an en-suite shower room serving the main bedroom.

The private courtyard gardens are easy to maintain. The rear courtyard is bound by Cotswold stone walling providing a good degree of seclusion and is a delightful area to dine outside. There are two allocated parking spaces, one of which is located within a carport. There is also allocated visitor parking and private external storage opposite the cottage.

### Situation

Westonbirt is an unspoilt charming village situated in the south Cotswolds and was 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 plays hosts to various music concerts and other events. Westonbirt School is on the doorstep as well as a 9 hole golf course. In addition, there is the well-regarded Hare & Hounds hotel, restaurant and bar just a short walk away and the Beaufort Polo Club. The prime Cotswold 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 large village of Sherston is about two miles away and has a pub, Indian restaurant, an excellent village shop/post office, cafés and other amenities. The larger centres of Cirencester and Bath are 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 69 minutes.

### Additional Information

We understand the property is Freehold with a flying freehold, oil-fired central heating, private water and drainage, and mains electricity. There is an annual service of £830 p/a contributing to the maintenance of the communal areas, private drainage and water. The property is Grade II

Listed and located in a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band D.

### Directions

From Tetbury, follow the A433 to Westonbirt and take the left hand turn at the crossroads before The Hare & Hounds. Locate the entrance to Westonbirt Estate Yard on the right hand side and The Bothy is located as signed directly in front.

Postcode GL8 8QH

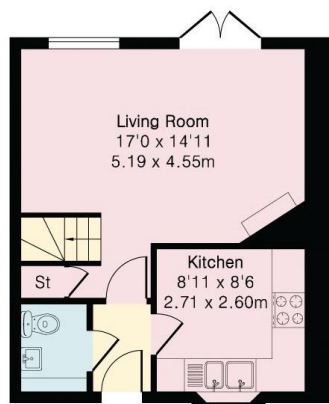
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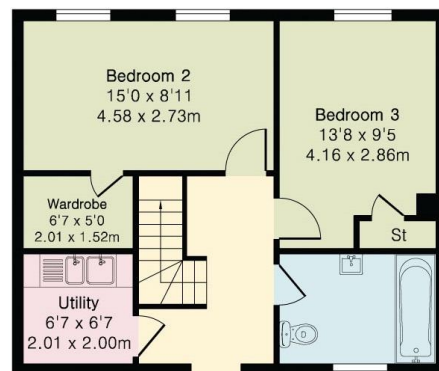
## Approximate Gross Internal Area 1241 sq ft - 116 sq m

Ground Floor Area 351 sq ft – 33 sq m

First Floor Area 890 sq ft – 83 sq m



Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Potential               |
| Very energy efficient – lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient – higher running costs |                         |
| Current                                     | Potential               |
|                                             | 71                      |
|                                             | 52                      |
| England & Wales                             | EU Directive 2002/91/EC |



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