



QUARRY HILL FARMHOUSE

Bibury, Cirencester, Gloucestershire



A STRIKING COUNTRY HOUSE WITH ABOUT 31.66 ACRES IN AN OUTSTANDING POSITION WITH GLORIOUS VIEWS.

Accommodation

Hall • Kitchen, dining and living room • Pantry • Sitting room • Drawing room • Study/snug • Music room • Library • Utility room • Boot room • Cellar

First Floor: Principal bedroom with en suite shower and bathroom and a dressing room • Bedroom • Family shower and bathroom

Bedroom with an en suite shower and bathroom • Games room • Studio flat with a kitchen, a bathroom and a separate access

Second Floor: Bedroom with an en suite shower and bathroom • Bedroom

Gardens & Grounds

Heated Swimming Pool • Gym with steam room and WC • Stables with a tack room and WC • Stores • Garaging

Woodland • Stream • Gardens • Orchard • Paddocks

In all about 17.73 acres.

Approximately 13.91 acres available by separate negotiation.



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4 - 5



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Tenure: Freehold

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

Local authority: Cotswold District Council.

Council Tax Band: G

Directions: What3Words: [///blink.clues.moves](#)

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Guide Price:

Lot 1: Quarry Hill Farmhouse extending to about 17.73 acres - £3,575,000

Lot 2: Pastureland accessed directly from the road extending to about 13.91 acres - £175,000

SITUATION

Quarry Hill Farmhouse is located in a rural position between the villages of Bibury and Barnsley. Barnsley, with its church. It has an excellent pub and a uxury 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, a primary school, The Swan Hotel with a restaurant, a trout farm with a shop, and a Twig café. A range of buildings incorporating a Post Office, deli and restaurant are due to open shortly. Cirencester is only a few miles away, with its range of supermarkets and high street shops, as well as its local artisan arts and crafts 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 mainline 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 easy reach, 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, Beaudesert and Dean Close.

Distances: Cirencester 4 miles, Burford 9 miles, Kemble Station 14 miles (London Paddington approximately 69 minutes), Swindon 16 miles (London Paddington approximately 50 minutes), M5 J11a 18 miles, Cheltenham 20 miles, M4 J15 21 miles, Oxford 28 miles. (All distances and times are approximate).



THE PROPERTY

Originating as a traditional farmhouse and now featuring a successful marriage of period and contemporary living, Quarry Hill Farmhouse 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 with a triple aspect and flooded with natural light. Upstairs, the principal bedroom is complemented by an en suite shower and bathroom and a dressing room. There are three further bedrooms, one with an en suite shower and bathroom, and a family shower and bathroom.

To the other end of the house is a further bedroom with an en suite shower and bathroom, along with a games room. There is also access to the independent studio annexe, which has its own separate entrance and front door.







GARDENS & GROUNDS

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 garden area includes two walled areas, a ground-source, year-round, heated pool and a gym complex.

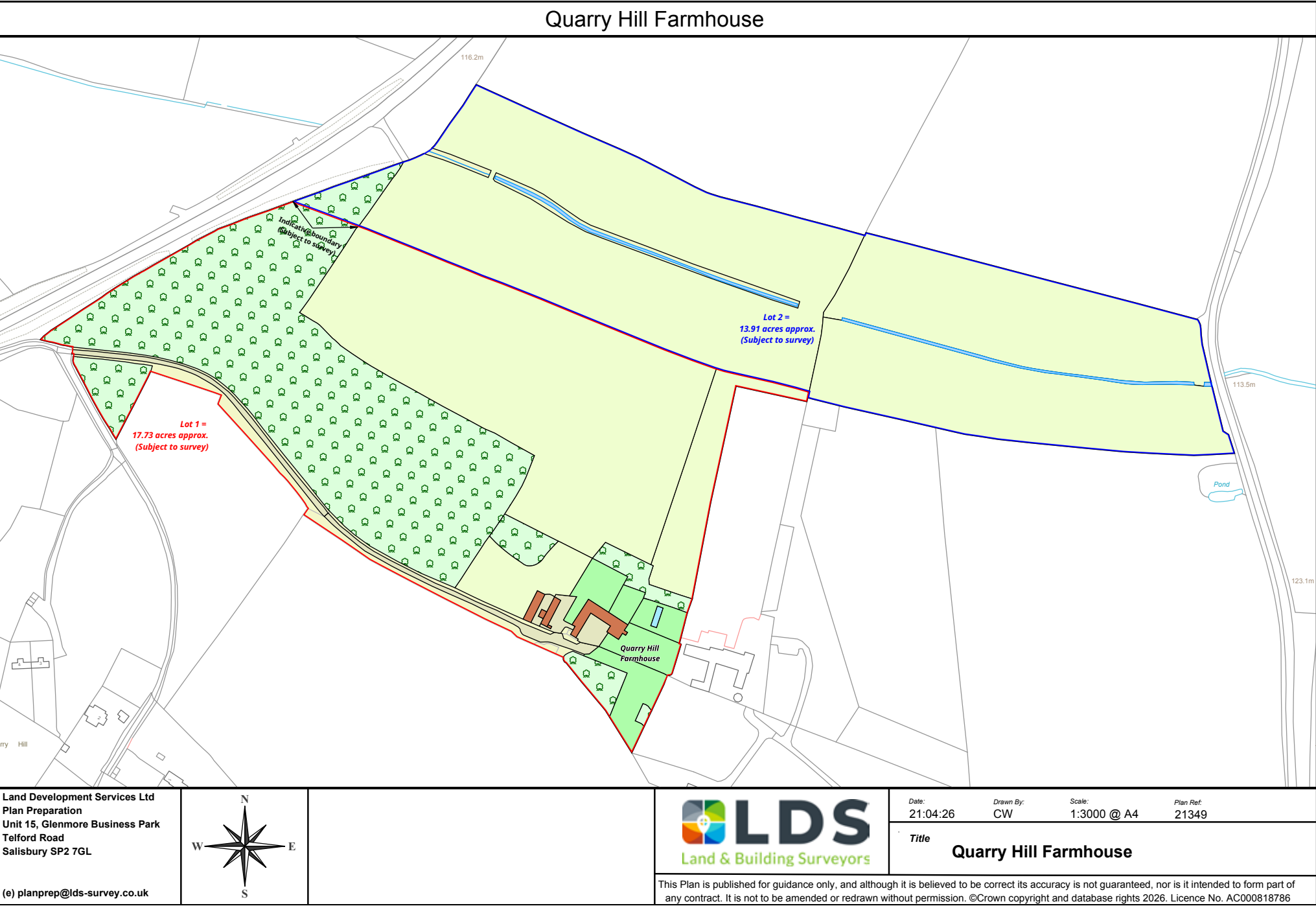
The land is a combination of woodland, orchard and pastureland that currently serves as grazing, with flat paddocks at the far end, which is also suited to rewilding or a small farm. There is a further area left for a possible tennis court or manège, if required, subject to any necessary consents.

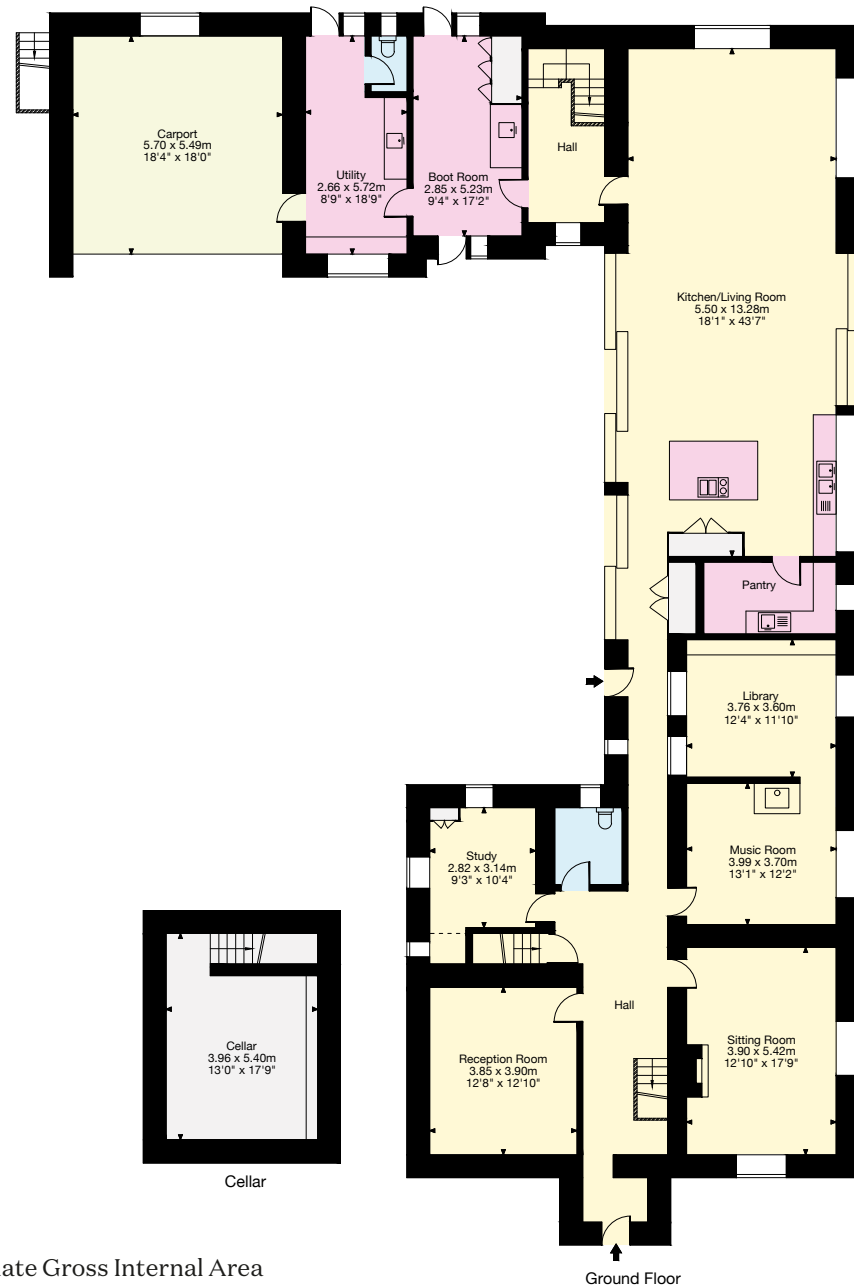
The rest of the grounds and land is currently managed as grassland with livery functions and grazing options and comprises five fields, a training paddock and the stable yard, which comprises two blocks of timber stables (eight in total), a tack room, a hay barn and a utility with a WC. A stream runs 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 Farmhouse offers buyers an opportunity to acquire a unique family home in a wonderful corner of the Cotswolds, offering privacy without isolation and access to many of the excellent amenities that make this area so sought-after. It is ideal for children of all ages, with a wide range of activities to enjoy both indoors and outdoors.

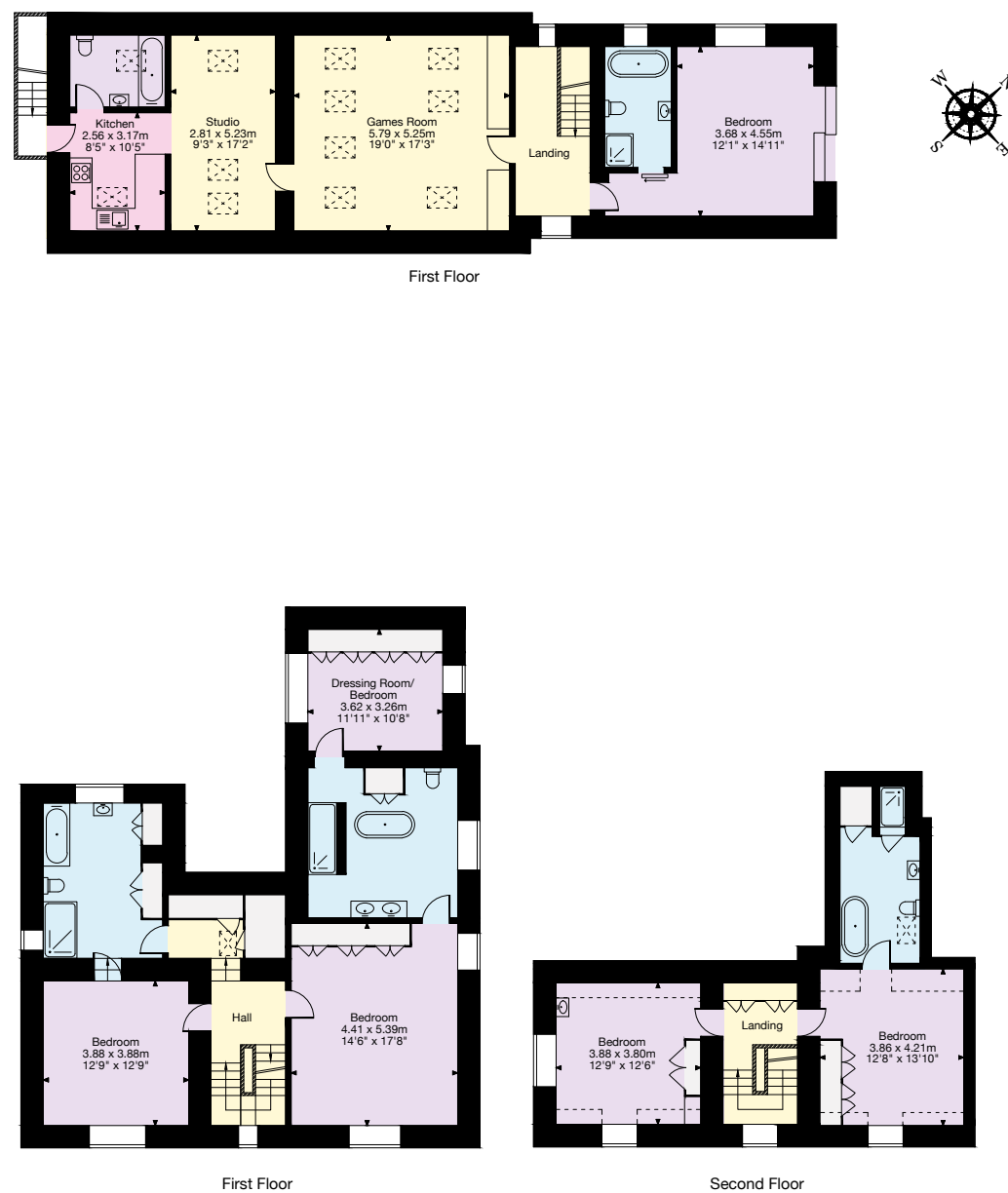








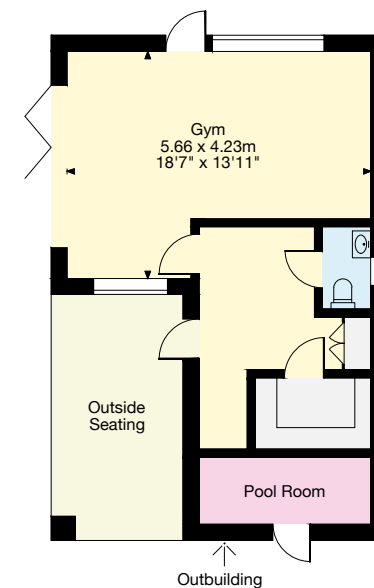
Approximate Gross Internal Area
Main House = 515 sq m / 5,542 sq ft (excluding car port)
Stables = 68 sq m / 731 sq ft
Outbuildings = 126 sq m / 1357 sq ft
Total Area = 724 sq m / 7,794 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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We would be delighted
to tell you more.

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