



THE OLD BYRE

CALCOT FARM, CALCOT, GLOUCESTERSHIRE

A mid-terrace Cotswold stone barn conversion with a generous garden, parking, and glorious rural views over the Coln Valley

Ground Floor: Entrance hall • Kitchen/dining room
Sitting room • Snug/playroom • Cloakroom

First Floor: Main bedroom with a shower room
Three further bedrooms • Family bathroom

Outside: Gravel parking • Landscaped rear garden
Patio terrace • Office studio • Garden shed
Countryside views

Butler 
Sherborn

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DESCRIPTION

The Old Byre is a handsome Grade II listed Cotswold stone converted barn offering generous and versatile family accommodation arranged over two floors. Full of character, the property blends traditional features with well-balanced living space and now offers scope for a new owner to update as they so wish.

At the heart of the house is a superb sitting room, a wonderfully light and welcoming space with exposed stone walls, impressive roof timbers and French doors opening directly onto the terrace and gardens beyond. In the winter this becomes a cosy space enclosing the room in front of the woodburning stove. The spacious kitchen/breakfast room provides ample space for everyday dining and entertaining. A snug/study, together with a cloakroom, completes the ground floor accommodation.

Upstairs, a galleried landing overlooks the sitting room below and leads to four bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. There is very useful attic storage.

OUTSIDE

Outside, a raised terrace spans the width of the house and enjoys far-reaching views across the surrounding countryside. The garden is predominantly laid to lawn with established borders and planting, and there is a useful office outbuilding with electric internally and externally, plus Wifi. To the front a gravelled driveway provides ample parking. The property is situated on the edge of a farm and offers wonderful walking straight from the doorstep.

TENURE

Freehold with vacant possession.



SERVICES

Mains water and electricity. Air source heat pump. Klargester. Starlink. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

VIEWINGS

Viewings strictly by appointment only. Please contact Butler Sherborn, Cirencester Office 01285 883740 or cirencester@butlersherborn.co.uk



The Old Byre

Approximate Gross Internal Area = 194.0 sq m / 2095 sq ft

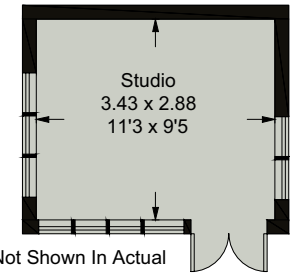
Studio = 10.0 sq m / 108 sq ft

Total = 204.0 sq m / 2203 sq ft

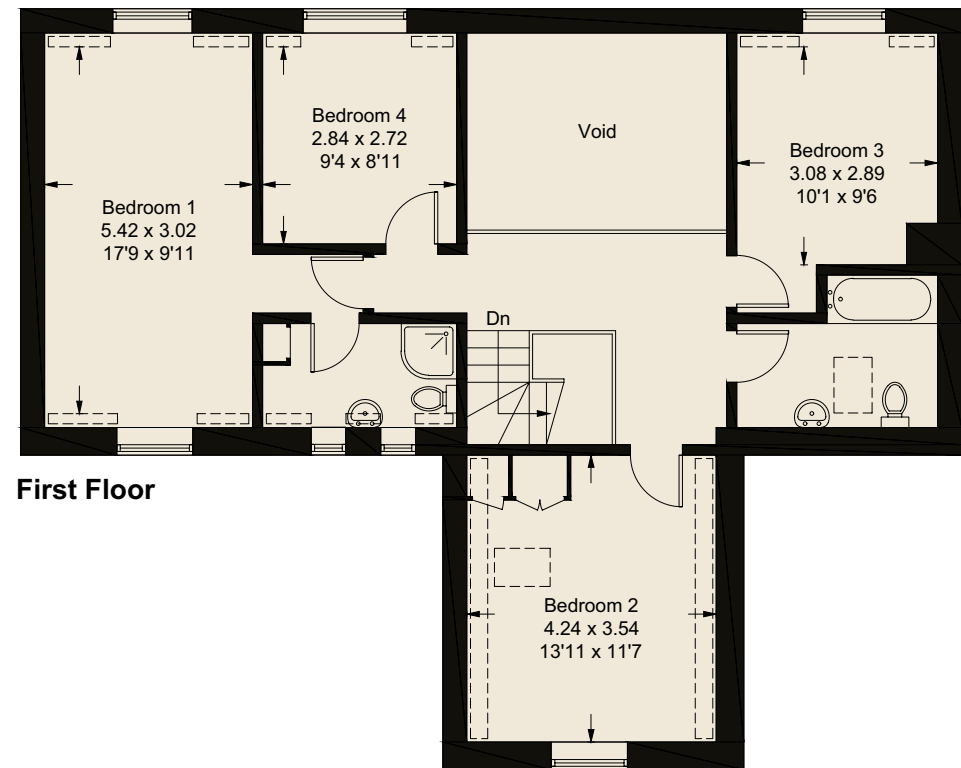
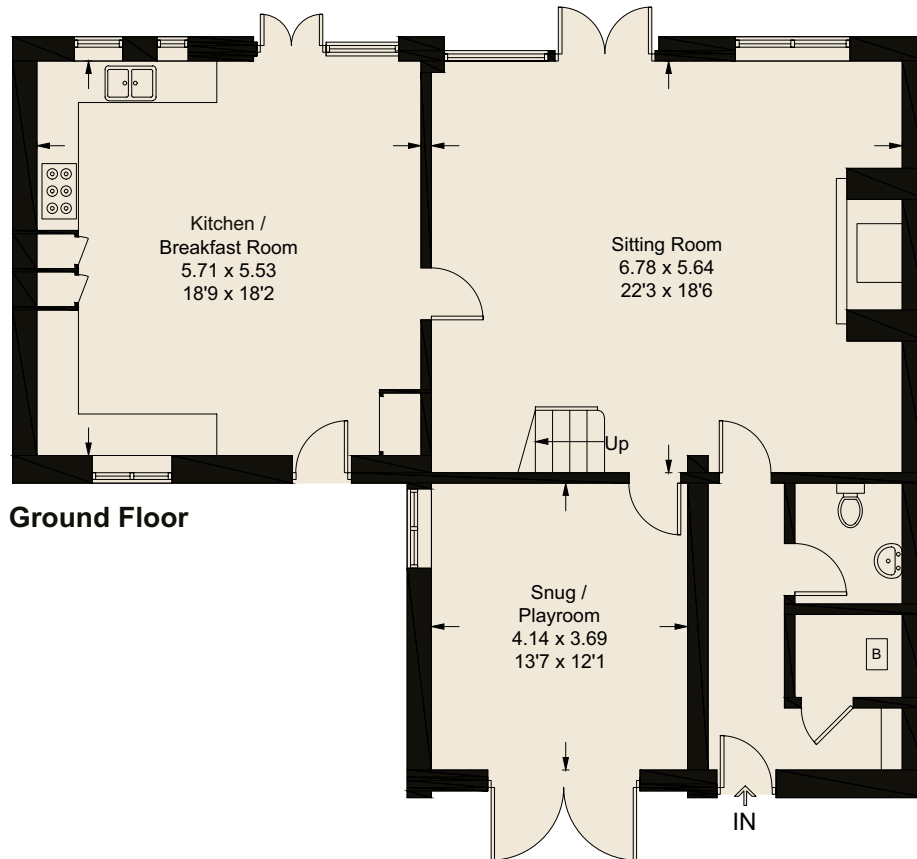
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321930)



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



DIRECTIONS (GL54 3JZ)

The postcode leads directly to Calcot. Upon arriving in the village from Coln St Dennis, take the first right hand turning and The Old Byre is the second house on the right-hand side.

what3words: ///different.tulip.soaks



Pubs

The Stump, Fossebridge 2.4 miles
The Sherborne Arms, Northleach 3.3 miles
The Wheatsheaf, Northleach 3.4 miles
The Village Pub, Barnsley 4.3 miles



Schools

Northleach Primary School 3 miles
Hatherop Castle School 7 miles
Cold Aston Primary School 8 miles
The Cotswold School, Bourton on the Water 9 miles
Cheltenham College 15 miles



Shops

Northleach 3.3 miles
Fairford 8 miles
Cirencester 9 miles
Burford 12 miles
Cheltenham 15 miles



Train Stations

Kemble Station 13 miles
Kingham Station 13 miles
Cheltenham Station 16.4 miles

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