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# Tayler & Fletcher



## The Corn Barn

Compton Abdale, GL54 4DS

**Guide Price £1,850,000**





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*An imaginatively designed and beautifully presented detached Cotswold stone Barn set in a private and elevated position with separate coach house with triple garage and two double bedrooms together with gardens, parking and paddock.*

### LOCATION

Compton Abdale comprises one of the most sought after of Cotswold villages set off the beaten track with a very active community centred around the village church of St Oswald which dates back to the 1400s and the village hall and yet conveniently located for access to Cheltenham, Cirencester and the wider Cotswolds. The market town of Northleach lies approximately 4 miles to the east, providing a range of local facilities including shops, cafes, pub, post office, pharmacy and doctors surgery. Cirencester lies 10 miles to the south, while the region's major commercial centre of Cheltenham lies 10 miles to the west providing a comprehensive range of services and amenities with excellent shopping including most of the nations largest retailers and restaurants. Cheltenham is also home to Prestbury racecourse, cinemas and the Everyman Theatre and also hosts major festivals including the annual literature, jazz, science and cricket festivals. The Corn Barn is ideally located within easy reach of some of the Cotswolds' most sought-after destinations, including Daylesford Organic, Soho Farmhouse, Dunkertons Cider, and The Pig in the Cotswolds. The surrounding Cotswolds provide for a range of rural leisure pursuits and there is excellent access to the local footpath network.

### THE CORN BARN

The Corn Barn comprises a substantial detached Cotswold stone Barn converted in 2012 by the current owners to create an imaginative and flexible family home finished to the very highest standard and more recently further extended in matching materials to provide an additional music room/study. The property occupies a private and elevated position enjoying a superb south and westerly aspect out over the village with lovely views to the south to St Oswald's parish church. The property has been beautifully converted by the current owners to create a bespoke and individual family home with tastefully appointed accommodation and fittings. The principle accommodation is arranged around the fine galleried reception space with a separate drawing room, music room and utility room. The bedroom accommodation is arranged over the first and second floors with two bedroom suites comprising bedroom, dressing room and bathroom, together with a third bedroom. Set separately from the main barn is the coach house annexe comprising a triple bay garage and workshop on the ground floor with two double bedrooms and a bathroom on the first floor. The gardens are set principally to the west of the main barn with the paddock to the north of the coach house and in all the property extends to approximately 0.75 acres.

### APPROACH

The Corn Barn is accessed via a shared private lane, in turn leading to the

private parking and coach house. The principle entrance is the to the East with a wide entrance with outside light and solid timber door which in turn leads directly into the impressive galleried reception space.

### THE CORN BARN GROUND FLOOR

The accommodation is centred around the impressive galleried reception room, being open plan with dining, seating and kitchen areas with a stone floor throughout, bespoke lighting, part exposed stone walls and a built in wood burning stove to one end and arrow slit feature windows to the front. The bespoke fitted kitchen comprises a five oven Everhot Range with Miele brushed stainless steel extractor over. Corian worktops throughout with one and a half bowl stainless steel sink unit, a comprehensive range of built in cupboards and drawers, built in Bosch dishwasher, three quarter height central unit with built in refrigerator and built in Neff oven/grill with warming trays below and integral Neff coffee machine. There are further matching units to one side, with a deep breakfast bar with matching worktops and a further range of built in drawers with wine cooler.

The central galleried hall extends to a further seating area with bi-fold French doors leading out to the rear terrace and garden and there is a separate cloakroom and well fitted Utility room.

Separate doorways lead off the main reception room in turn leading to the Music Room / Study with bi-fold doors out to the terrace and garden and also with steps leading up to the Drawing Room, with impressive vaulted ceilings with exposed A frame, bespoke lighting, a feature wood burning stove and wide bi-fold doors out to the terrace.

### THE BEDROOM ACCOMMODATION

A beautiful glass staircase with brushed stainless steel handrail leads up to the galleried landing overlooking the main reception space and making maximum effect of the full height central section of the barn. Set off the main landing is the principle bedroom suite with a large dressing area and full bathroom/wet room with twin basins, freestanding bath and walk in shower, A circular stair rises to the bedroom set in the eaves. Set to the other end of the barn, is a further suite with dressing area, and jack n jill bathroom, with a circular stair rising to the second bedroom. Accessed directly off the galleried landing is a further double bedroom with a lovely view out over the garden.

### THE COACH HOUSE & ANNEXE

The Coach House is set to the side of the property being constructed of Cotswold stone elevations under a reconstituted stone roof and comprising a triple bay garage with inspection pit, built in shelving and Grant oil fired



central heating boiler set to one corner. There is central heating throughout and electric roller doors to the front. Power and light. Set to the side of the garaging is a timber clad workshop with access to eaves storage.

From the East end a tall staircase with cast iron handrails rise to the first floor with a painted timber stable door and with secondary double glazed door leads to the Annexe comprising 2 interconnecting bedrooms with a central well fitted bathroom and all with Oak floor and conservation roof lights, recessed ceiling spotlighting and eaves storage.

#### OUTSIDE

The Corn Barn is approached via a shared drive from the village lane leading in turn to the private gravelled drive to the side of the barn.

Set to the west of the main house are the principal gardens with a wide stone paved terrace seating area with bi fold doors from the principal reception room and the sitting room. The main lawns are split level, laid principally to lawn with sculpted herbaceous borders and Cotswold stone walls to two boundaries. Set to the side of the principal gardens is the drive which leads up past the Coach House with a five bar timber gate leading to the paddock with additional parking area with electric vehicle charging point.

The paddock is permanent pasture with clipped hedging to either side and post and rail fencing with a number of specimen fruiting trees and in turn leading to a pedestrian gate at the far end providing direct access on to the public footpath network. In all about 0.75 acres.

#### SERVICES

Oil-fired central heating with underfloor heating throughout the ground floor and first floor. Mains Electricity and Water are connected. Private drainage.

#### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### COUNCIL TAX

Council Tax band G. Rate Payable for 2026/ 2027: £3,779.95

#### EPC Rating

EPC band 'D' - 62

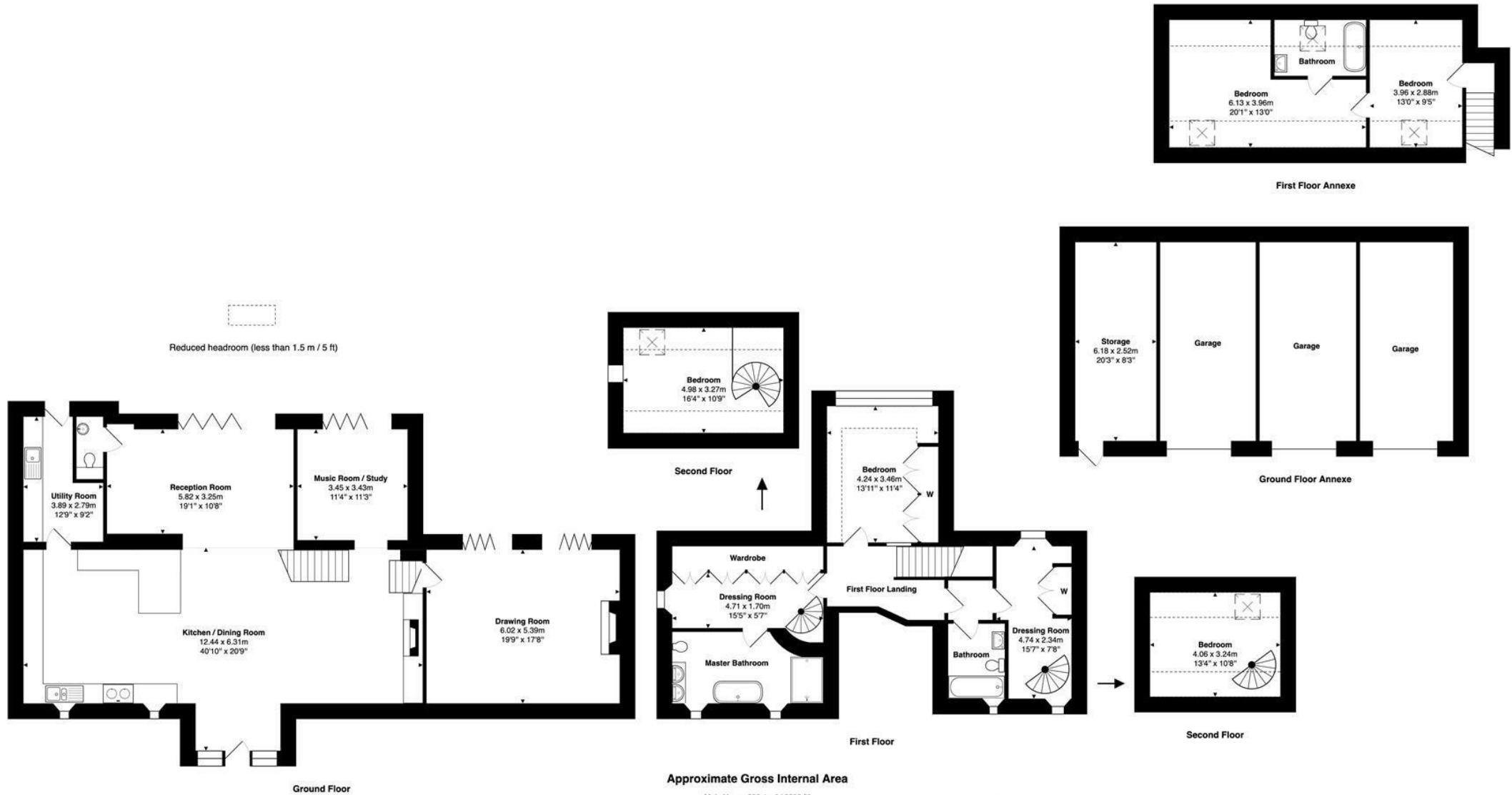
#### DIRECTIONS

From the Bourton office of Tayler & Fletcher proceed south on the Fosse Way towards Northleach. At the roundabout with the A40 turn right sign posted Cheltenham. After approximately 2 miles take the left hand turn sign posted Yanworth and Compton Abdale and then take the first right signposted Compton Abdale and Withington. Follow the lane and drop down the hill in to Compton Abdale. With the Crocodile and the church on your left hand side the driveway to The Corn Barn will be found on the right hand side. Proceed up the lane and the property will be found at the end on the left hand side.

What3Words: [///eagles.royal.available](https://www.what3words.com/#!/eagles.royal.available)



# Floorplan



## Approximate Gross Internal Area

Main House 232.4 m<sup>2</sup> / 2502 ft<sup>2</sup>  
 Annex Ground Floor 72.7 m<sup>2</sup> / 783 ft<sup>2</sup>  
 Annex First Floor 36.1 m<sup>2</sup> / 369 ft<sup>2</sup>  
 Total 341.1 m<sup>2</sup> / 3704 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by EB Property Services. www.ebps.co.uk





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