

COCKLEFORD FARM BARN

COWLEY, CHELTENHAM, GLOUCESTERSHIRE, GL53 9NW





Cockleford Farm Barn is a consented barn conversion in the sought-after village of Cowley, in a well-connected Cotswold location between Cheltenham and Cirencester. Set in a private rural position with excellent access to the M4 and M5, the property offers the opportunity to create a substantial five-bedroom country home, ideally suited as a principal residence or a Cotswold retreat for buyers seeking easy access to the countryside.

Lot 1 - Cockleford Farm Barn - The existing agricultural building has planning permission for conversion into a five-bedroom dwelling extending to approximately 4,363 sq.ft. The approved scheme provides well-balanced accommodation including three reception rooms, a study, snug and generous bedroom accommodation with associated bathrooms.

Approached via a private track from the A435, the barn occupies a secluded position overlooking its own paddock, with mature woodland beyond. A substantial area of hardstanding, formerly used as a farmyard and more recently as an all-weather riding arena, sits adjacent to the building. In all extending to approx. 2.29 acres.

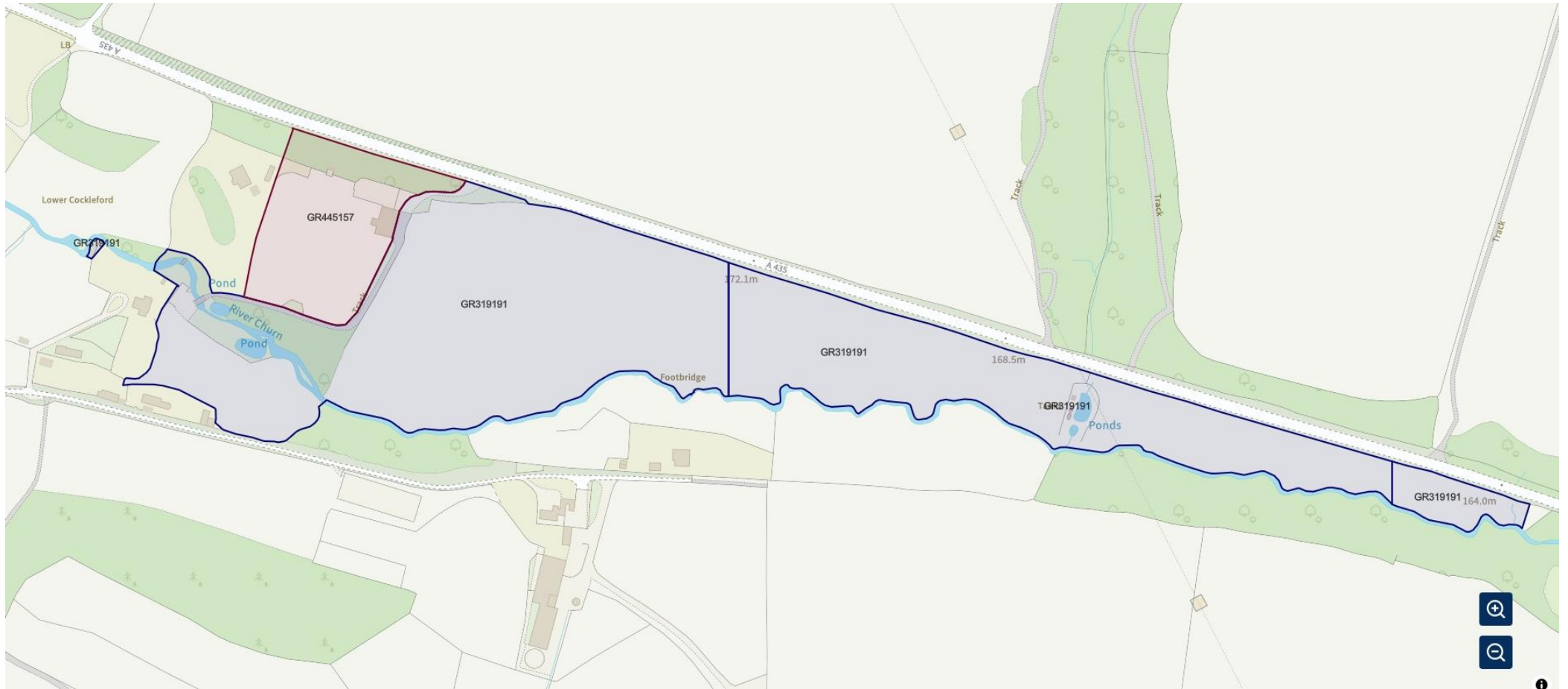
Lot 2 - comprises approximately 17.15 acres of adjoining pasture land situated to the east of the barn. The land is available as a whole or in part by separate negotiation.

Rights of Way - A bridleway runs along the edge of the woodland continuing along the access track beyond the barn. The former fish farm building (included), situated beyond the property, has access via the same track.

Local amenities including a shop, post office, pub and restaurant may be found in Colesbourne, with further facilities nearby in Rendcomb and Cowley.

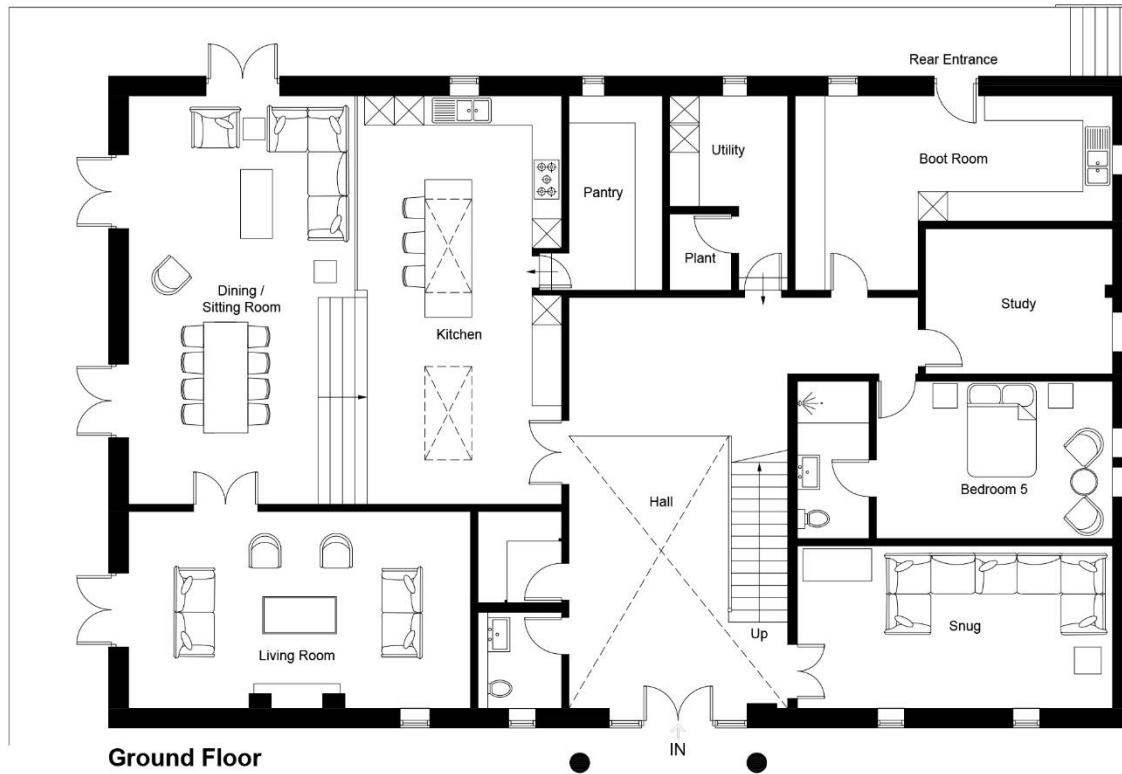
Cheltenham and Cirencester provide a wide range of shops, services and leisure facilities, with excellent access to the M5, M4 and rail links to London Paddington. The property's position is particularly appealing for those seeking a well-connected Cotswold base, with the amenities of Cowley close at hand, including the renowned Cowley Manor estate, offering private members' gym, spa and wellness facilities. The Green Dragon, one of the area's most popular village pubs, is also within walking distance, adding to the appeal of the location for both full-time residents and weekend owners.





Cockleford Farm Barn

Approximate Gross Internal Area = 405.34 sq m / 4363 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310335)



SITUATION CONTINUED

Nearby Elkstone Studios has quickly established itself as one of the Cotswolds' premier lifestyle destinations, with a bakery, café, restaurant, and padel courts, providing an exceptional range of amenities on the doorstep. The surrounding area offers an excellent choice of pubs, restaurants, sporting facilities and an extensive network of footpaths, making Cockleford Farm Barn ideally placed to enjoy the very best of Cotswold living.

GENERAL INFORMATION

Mains water and electricity are connected.
Private drainage to be installed by the purchaser.

EPC

N/A.

COUNCIL TAX BAND

N/A.

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment through the sole agents,
Charles Lear & Co. on 01242 222722.

WHAT3WORDS:

///squaring.sunbeam.identity

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