



Pound Barn
West End | Wickwar | Wotton-Under-Edge | GL12 8LB

STEP INSIDE

The main residence welcomes you into a spacious dining hall, creating a wonderful first impression and flowing seamlessly into the well-appointed kitchen, fitted with a range of integrated appliances. Leading from the dining area are two generous reception rooms; the principal sitting room is full of character, featuring exposed beams and stonework, while the second reception room is currently arranged as a ground-floor bedroom, offering excellent flexibility. A large cloakroom completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms. Two benefit from en-suite shower rooms, while the remaining bedrooms are served by a spacious family bathroom.





SELLER INSIGHT

“Pound Barn was a bit of a leap of faith,” say the owners. “I fell in love with it at first sight and called my husband, saying, ‘There is a lake and garaging for 15 cars,’ and he simply replied, ‘Buy it!’ I made the offer before he had even seen it, and when the family finally visited, they were delighted.”

Situated in the hamlet of West End, near Wickwar, Pound Barn, originally forming part of a working farm dating back to the 15th or 16th century, occupies an idyllic setting approached through gates and a sweeping driveway. Set within almost nine acres of grounds, the property enjoys a wonderfully peaceful position. “We love waking up to views over the lake,” the owners say. “It feels wonderfully rural, with just the sound of running water and the occasional baa-ing of sheep, yet there are neighbours nearby and a real sense of community.”

Characterful Cotswold stone walls run throughout much of the interior, lending warmth and charm while helping to keep the rooms pleasantly cool in summer. “We’ve tried to future-proof the property,” they say. “We’ve upgraded the electrics, replaced the roof over the larger garage, installed solar panels with battery storage and benefit from our own borehole, so water restrictions don’t affect us. It’s an environmentally friendly house with lower running costs.”

The extensive outbuildings and large amounts of parking offer exceptional versatility. “There is huge potential here,” the owners say. “The art gallery can seat more than 70 guests, and a friend even held his wedding reception here. It could lend itself to business uses, subject to any necessary permissions.” With an adjoining two-bedroom cottage, they add. “It works beautifully for extended family, but it could equally suit guests or independent living – it’s a great multi-generational living property.”

Outside, the grounds are undoubtedly a highlight. “Our favourite places are the hammock beneath the weeping willow, the jetty overlooking the lake and the hot tub in the courtyard,” they say. “The sunsets over the water are beautiful, and there is nothing better than sitting outside with a glass of wine and watching the stars.”

“We’ll miss our wonderful neighbours most of all,” the owners reflect. “We’ve hosted festivals, dog days and gatherings, and everyone looks out for one another. But we will also miss the lake, the gardens and the feeling of peace that Pound Barn brings every single day.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP INSIDE

The adjoining cottage provides beautifully presented and versatile accommodation. The generous open-plan sitting and dining room showcases exposed stone walls and enjoys delightful views across the lake. The well-equipped kitchen offers ample storage and leads through to a bright garden room, currently used as a second sitting room. A cloakroom completes the ground floor.

On the first floor are two spacious double bedrooms, both with en-suite facilities. The principal suite benefits from fitted wardrobes and a luxurious en-suite bathroom featuring both a walk-in shower and a super sized bath. The cottage is also equipped with a lift, enhancing accessibility.





STEP OUTSIDE

Outside, an impressive range of outbuildings provides exceptional versatility. A substantial studio has hosted a variety of uses, including yoga classes, art exhibitions and private events, and benefits from an inspection pit beneath, offering exciting potential for vehicle enthusiasts.

Adjoining the studio is a large gym, thoughtfully converted by the current owners, which could readily be returned to garaging if desired, with three garage doors already in place. A further garage adjoins this space.

Completing the outbuildings is a sizeable barn, ideal for storage or workshop use, together with an additional garage providing space for up to four vehicles, making Pound Barn an outstanding proposition for collectors, hobbyists or those seeking extensive ancillary accommodation.





STEP OUTSIDE

Set within approximately 8.73 acres, the grounds at Pound Barn are a truly exceptional feature of the property. A substantial lake, complemented by a series of ponds and water features, creates a peaceful and picturesque setting, with numerous seating areas positioned to enjoy the tranquil surroundings. Whether for fishing, entertaining or simply unwinding, the outdoor space offers something for every occasion.

A long, sweeping driveway approaches the property, enhancing the sense of arrival, privacy and space. At the heart of the development is a charming shared courtyard, accessible from all dwellings, providing an inviting space for outdoor dining and entertaining, with additional parking beyond.

The beautifully landscaped gardens offer a variety of spaces to relax and enjoy the outdoors, while the adjoining paddock incorporates a discreet solar array, supported by multiple battery storage units, providing an efficient renewable energy system. Beyond, a delightful area of woodland enjoys attractive views across the surrounding farmland, and a public footpath meanders through the land, allowing easy access to the surrounding countryside.

Directions:

W3W ///swung.estimated.footballers



LOCAL AREA

Wickwar is a sought-after South Gloucestershire village, offering an attractive blend of rural charm and everyday convenience. Surrounded by rolling countryside, the village enjoys a strong sense of community alongside a range of local amenities, including a village shop, coffee shop, pub, social club and primary school. Playing fields including Nature reserve, community orchard, bike track and playground. The historic market town of Chipping Sodbury is close by with a Waitrose and there are many supermarkets in nearby Yate.

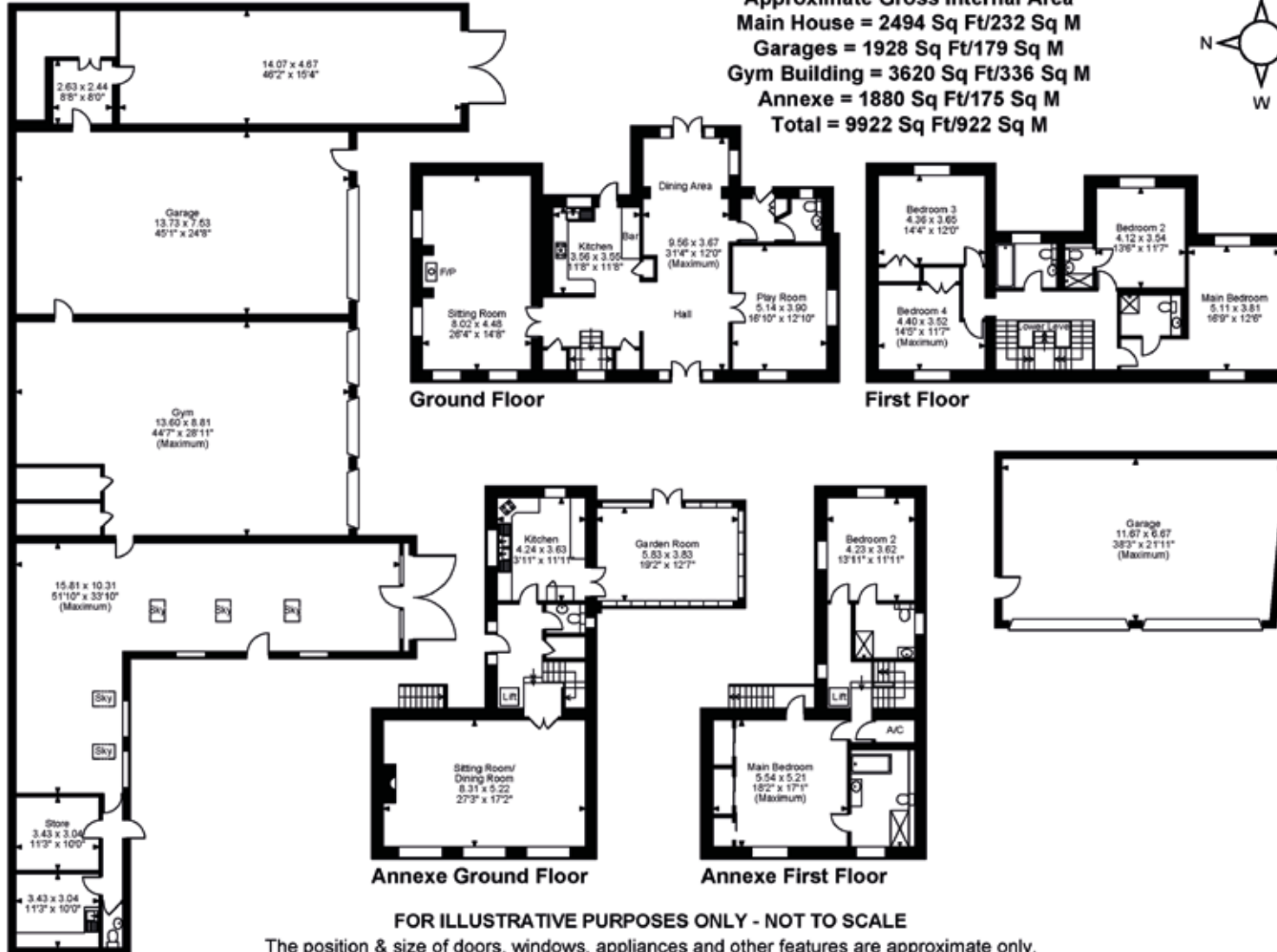
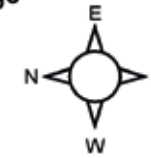
Excellent road links via the M4 and M5, together with nearby rail services from Yate and Cam & Dursley, provide easy access to Bristol, Gloucester and Cheltenham, making Wickwar an ideal location for both families and commuters seeking village living.



Pound Barn, West End Wickwar, Wotton-Under-Edge

Approximate Gross Internal Area

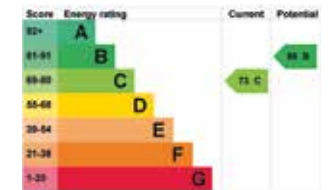
Main House = 2494 Sq Ft/232 Sq M
Garages = 1928 Sq Ft/179 Sq M
Gym Building = 3620 Sq Ft/336 Sq M
Annexe = 1880 Sq Ft/175 Sq M
Total = 9922 Sq Ft/922 Sq M



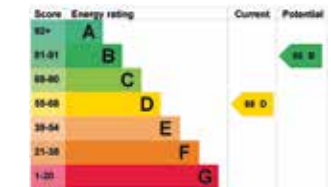
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 The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: G
 Tenure: Freehold

Main House



Annexe



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. M Hitchmough Properties Limited, company registration number 16447283, registered in England & Wales, registered office Red Roses, Mathern, Chepstow, Monmouthshire, NP16 6JD. All rights reserved, intended for recipient only and not for further distribution without the consent of M Hitchmough Properties Limited Printed 01.06.2026



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