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Corner Barn, 1 Burden Court, Tresham, Gloucestershire, GL12 7RW

A rare opportunity to acquire a stylish barn conversion finished to an exceptionally high specification seamlessly blending character features with a contemporary finish set within a breathtaking hamlet location.

Corner Barn is just one of four properties converted from the stone outbuildings of Burden Court Farm. Under the current ownership, since 2014, the property has been updated and extended to exacting standards creating a unique home filled with light and well-considered accommodation offering flexible living space. The lovely improvements including underfloor heating and high-end bathroom furnishings and kitchen cabinetry have been made whilst retaining a wealth of character features throughout with exposed beams and stonework in keeping with a traditional barn conversion.

Entering via an oak-framed external porch is a vestibule with tongue and groove panelling and a built-in bench with shoe storage and coat hooks ahead of a further glazed door into the inner reception hall and garden room. This inviting space makes the perfect spot to sit and admire the garden with French doors out onto the terrace. The adjacent kitchen has an excellent range of shaker-style base and wall cabinets finished with neolith worktops and upstands and a silgranit sink. There is a built-in pantry and an island unit incorporating a stainless steel 'prep' sink and a breakfast bar finished with an oak worktop. Integrated appliances comprise a dishwasher, fridge, freezer and a range cooker with induction hob. An external door off the kitchen opens to a rear covered porch with a glazed roof and open sides. A thoughtfully designed utility room is also accessed from the kitchen, with built-in cabinetry including a wine cooler, space and plumbing for a washing machine and tumble dryer and plenty of space to dry and air washing. To one wall there is a bench, shoe store and pegs to hang coats. An internal door leads into the double garage, which is fully insulated and has wooden bi-fold doors. The space is currently used as a gym/store/workroom with a dog shower unit to one corner.

The inviting open plan sitting/dining room is entered from the reception hall through double oak doors. The room enjoys a vaulted ceiling with exposed A frames and at the far end of the room two sets of French doors open to the garden. A modern log burner makes a striking focal point to the room. Accessed from the open plan dining/sitting room is a ground floor bedroom suite with fitted wardrobes and an ensuite shower room - ideal for a guest suite.

The turned oak staircase to the first floor arrives at a light-filled central open plan landing area thanks to a double height vaulted ceiling with automatically controlled Velux windows making an excellent space for a study and library area. The principal bedroom has built-in wardrobes and an ensuite shower room and an external door opening onto a series of stone steps descending to one side of the barn. The second double bedroom also has built-in wardrobes and superb views from here across the rear garden and open countryside beyond. A family bathroom with a freestanding bath, and separate shower completes the accommodation on this floor.



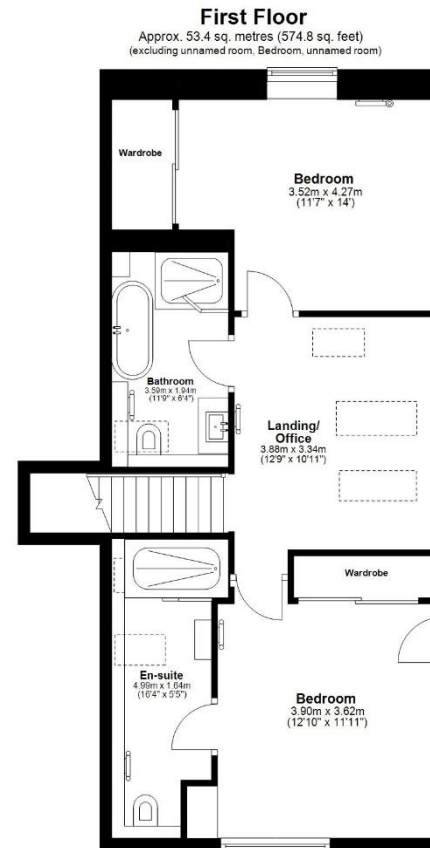
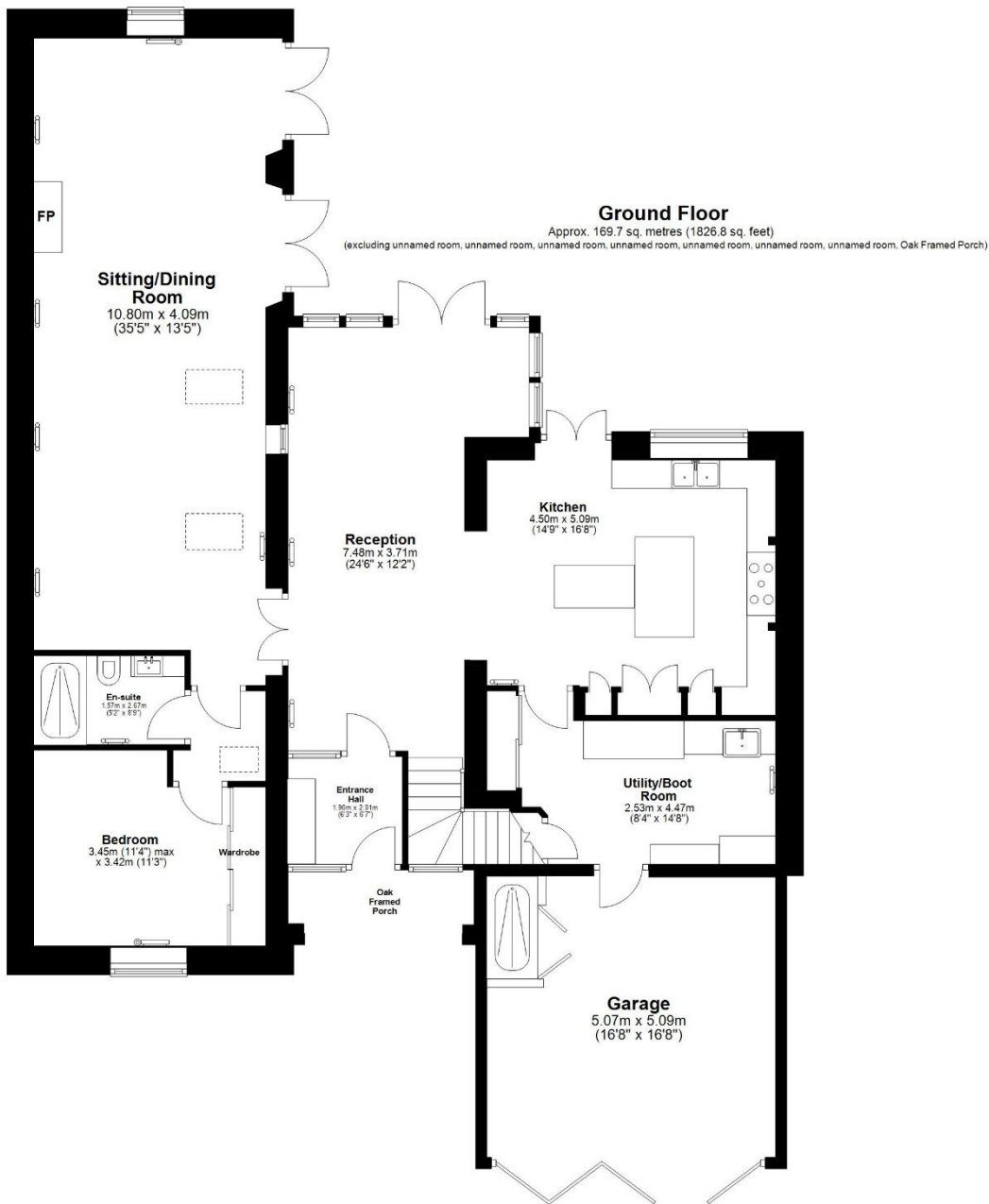
Corner Barn is approached down a private gravel driveway leading to parking for two vehicles ahead of an arched gate into the front courtyard garden enclosed by a Cotswold stone wall. The courtyard has been designed to be low maintenance with limestone paving and to one corner is a secluded terrace with a fire pit. The rear tiered garden is enclosed by a Cotswold stone wall and is laid to lawn with established herbaceous borders. The raised terrace with a pergola provides an idyllic spot to admire the house and surrounding countryside beyond. There is also a terrace off the house for al fresco dining over the warmer months. There is a summer house to one corner of the garden.

We are informed the property is connected to mains; electricity and water, water softener. Central heating is fired by oil. Private drainage. Council tax band G (Stroud District Council). The property is freehold. EPC – TBC.

Tresham is a beautiful hamlet in close proximity to the Cotswold market towns of Wotton-under-Edge and Tetbury, as well as Badminton, and provides excellent commuter links to Bristol, Bath and Cheltenham. The village sits on the scenic Monarch's Way, which connects with the Cotswold Way on the outskirts of the nearby village of Hillesley. Hillesley benefits from a local pub, The Fleece Inn, while the nearby village of Leighterton is home to The Royal Oak.

Guide Price £965,000





Total area: approx. 223.1 sq. metres (2401.6 sq. feet)