

RECTORY BARN

BROADWELL, GLOUCESTERSHIRE





A superb barn conversion with character features and garden room, enclosed garden and parking

Ground Floor: Entrance Hall • Sitting Room
Kitchen/Dining Room • Utility Room • Shower Room
Snug/Bedroom 4

First Floor: Main Bedroom with Bath/Shower Room and
Dressing Area • Bedroom 2 with Bath/Shower Room
Bedroom 3 with Bath/Shower Room

Outside: Garden Room • Garden and terrace
Private parking

**Butler
Sherborn**

Stow-on-the-Wold Office

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DESCRIPTION

Rectory Barn is a wonderful family home, which could also serve as a lock-up and leave, and has also been a successful holiday let for the current owners. It is curtilage listed Grade II, as it was historically located in the grounds of Rectory farmhouse. The Barn is attached on both sides. If required, there is scope for the ground floor to be extended out from the sitting room and linked with the kitchen/dining room, subject to any necessary consents. Permission was granted in September 2018, 18/02323LBC, ref CD.7726/1/E.

From the parking area, a brick patterned path leads to the back door into the kitchen/dining room, a useful everyday entrance while a formal front door in the hall leads to the lane.

The kitchen is fully fitted with an island incorporating a breakfast bar with window seats overlooking the garden and space for a dining table. The utility room is fitted and has a washing machine and tumble drier. A shower room completes the ground floor and could serve the snug /bedroom 4. The spacious sitting room has a wood burner set into a handsome Cotswold stone fireplace, and with doors to the south-facing rear garden, makes this a wonderful space for entertaining.

On the first floor the impressive main bedroom has a vaulted ceiling with exposed 'A' frame beams and a bath/shower room with space for a dressing area. Bedroom two with a view over the rear garden has glazed door to Cotswold stone tallet steps and an adjoining Bath/Shower Room. Bedroom three overlooks the village and is served by a 'Jack and Jill' bathroom.

Outside, the garden is enclosed by Cotswold stone walling and mainly laid to lawn. The garden room has power, light and Wifi and is perfect for working from home, a yoga room or a playroom. There is parking at the end of the garden accessed via a shared driveway.



Broadwell has a thriving community, there is an active church, the celebrated The Fox Pub, which is a few minutes' walk down the Watery Lane footpath, and busy and much-loved Village Hall. Traditional Cotswold stone houses and cottages are set around the beautifully maintained village green, which has a stream on its northern boundary. This village is in a delightful location surrounded by rolling hills and glorious panoramic views over the surrounding countryside and farmland.

SERVICES

Mains water, drainage, electricity, and air source heat pump. Underfloor heating on the ground floor. Broadband connected. (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 particulars are included in the sale. Some additional items 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 quasieasements 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.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council

COUNCIL TAX

Band G

EPC

Band D

VIEWINGS

Strictly by appointment. Stow-on-the-Wold Office -
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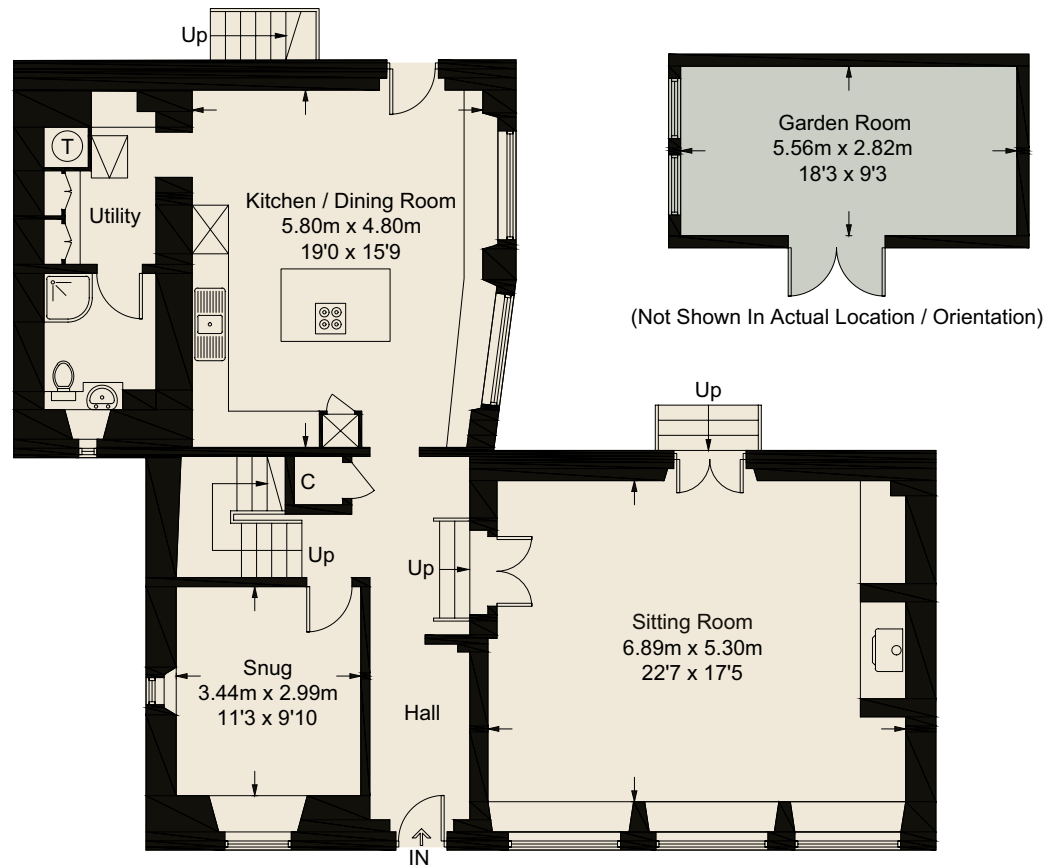
DIRECTIONS (GL56 0TL)

From Stow on the Wold, take the A429/Fosseway towards Moreton in Marsh for approximately 1.9 miles. Take the second turn right for Broadwell. Continue downhill, past St Paul Church on your right and after 0.4 miles Rectory Barn will be opposite the grass triangle on Kennel Lane. Turn right under the archway in the middle of the barns and the parking is on the left by the barn.

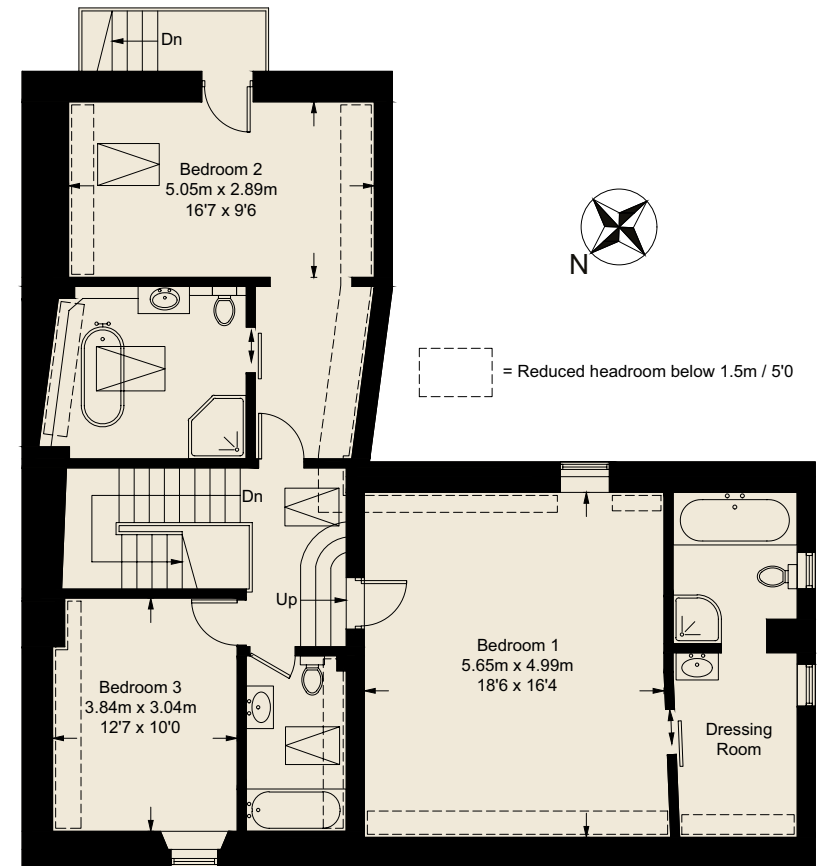
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Rectory Barn, Broadwell, Moreton In Marsh, GL56 0TL



Ground Floor



First Floor

Approximate Gross Internal Area = 191.0 sq m / 2055 sq ft
 Garden Room = 15.5 sq m / 167 sq ft
 Total = 206.5 sq m / 2222 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1337105)



Towns

Stow-on-the-Wold 1.9 miles
Moreton-in-Marsh 3.2 miles



Pubs and Restaurants

The Fox Inn, Broadwell 0.2 miles
The Horse and Groom, Bourton on the Hill
5.2 miles
The Old Butchers, Stow on the Wold 2.1 miles
The Fox, Oddington 2.3 miles



Schools

Stow on the Wold Primary School 2.5 miles
Longborough Primary School 3.1 miles
Kitebrook House 3.4 miles
Kingham Hill School 5.1 miles
The Cotswold School, Bourton on the Water
5.3 miles



Train Stations

Moreton in Marsh station 3.5 miles
Kingham Station 6 miles



Members Clubs

Daylesford Organic Shop, Spa and Bamford
3.3 miles
Soho Farmhouse 16 miles

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