
Pyll Barn · Jacks Green
SHEEPSCOMBE · STROUD
MURRAYS
SALES & LETTINGS



Pyll Barn · Jacks Green · Sheepscombe · Stroud · GL6 7RA

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 3

GUIDE PRICE £1,500,000

- Spectacular Far-reaching Views
- Stylishly Converted
- Circa 5 Acres
- Minstrels Gallery
- Extensive Outbuildings
- Historic 1640 Barn
- Exceptional Entertaining Spaces
- Stunning Belvedere Garden Room
- Stabling
- Potential Guest Annexe (subject to Planning)

Under offer through social media.
Dating back to 1640, this exceptional barn has been beautifully transformed into a stylish and highly individual home. Set in a truly magnificent position, it enjoys far-reaching views across its own five acres and the surrounding countryside. Impeccably presented, it combines the character of its historic origins with a sophisticated contemporary finish, complemented by an impressive range of outbuildings.

Description

Approached via a long driveway from a country lane, the house makes an immediate impression, with magnificent views unfolding as you arrive.

The property opens into an impressive reception hall, with a wonderful sense of warmth and space. Beautiful locally sourced oak adds character, while the hall leads into a striking double-height gallery with a vaulted ceiling and minstrel's gallery above.

A wonderful space for entertaining, the dining room is rich in character, with oak beams to the walls and ceiling, oak flooring and impressive ceiling height. Tall arrow-slit windows are a distinctive reminder of the barn's origins, while an opening to one side of the fireplace creates a lovely connection between the dining room and sitting room below. A log burner and a wall of soft red brick add warmth and texture.

Steps lead down to the impressive sitting room, with its vaulted, beamed ceiling and floor-to-ceiling glazing overlooking the sensational views beyond. Sliding doors open onto a patio, creating a wonderful connection between the house and the landscape. A Scandinavian wood-burning stove provides a focal point, while underfloor heating and a built-in sound system add comfort and convenience.

The kitchen combines clean-lined contemporary units with ample storage and a timeless black oil-fired Aga. A central island provides bar seating for four, while high ceilings create a wonderful sense of space.

A useful cloakroom completes the ground floor accommodation.

Stairs lead from the reception hall to the first floor, where a minstrel's gallery overlooks the double-height snug below. Three well-proportioned bedrooms are arranged around a large family bathroom, with all three benefiting from ample built-in storage.

Garden & Grounds

The property sits within approximately five acres, with two paddocks extending to the front and side of the house. Well suited to equestrian use or keeping livestock, the land also means much of the outlook is across your own property, giving a wonderful sense of space and privacy. A ha-ha runs along the garden boundary, enhancing the open views.

The gardens include a beautifully appointed belvedere garden room, with heating, power and drop-down sides, creating an exceptional space for entertaining or simply enjoying the views. To the rear of the house, a productive kitchen garden has raised beds and a greenhouse.

There is excellent equestrian provision, with three stables along the driveway, a further building with potential for two additional stables and a separate former chicken house which could provide another, giving the potential for six stables in total. The stables adjacent to the house are currently used as a home office, utility and store room.

A spring-fed pond is located within one of the paddocks, providing a natural water supply for livestock.

To the rear, a substantial double garage has plumbing already installed and offers exciting potential, subject to planning, to create a self-contained annex or guest suite. It currently houses the controls for the air source heat pump.









Location

The location of Pyll Barn is one of its greatest assets, offering the best of both worlds, a peaceful rural setting surrounded by open countryside, yet within easy reach of village amenities.

Approached via a long private drive, the house enjoys magnificent far-reaching views, with its own land stretching out in front.

The surrounding countryside provides an excellent choice of walking and riding routes, with paths and bridleways leading directly from the property. Two public footpaths cross the land, providing direct routes on foot to the neighbouring villages of Sheepscombe and Painswick. The route to Sheepscombe leads to the popular Butchers Arms, while Painswick offers a choice of pubs, independent cafés and restaurants, a village shop and the well-regarded Painswick Beacon Golf Club.

Sheepscombe has its own sought-after primary school, village hall and church, while Painswick provides a wider range of everyday amenities. Both villages offer a strong sense of community, with a number of local events and activities throughout the year.

The market town of Stroud is easily accessible and offers an excellent range of services, including major supermarkets, independent shops and restaurants, cafés and its renowned Saturday Farmers' Market. Cheltenham is also within easy reach, providing extensive shopping, dining and cultural attractions.

The area is particularly well served by schools, with an excellent choice of both state and independent options. Stroud, Gloucester and Cheltenham all offer sought-after grammar schools, while independent schools include several highly regarded options in Cheltenham and Gloucester, together with Beaudesert in Minchinhampton and Wycliffe in Stonehouse.

Transport links are excellent with regular trains from Stroud mainline station providing services to London Paddington, while the M5 is readily accessible via Junction 12.

Directions

From our Painswick office head into the heart of the village turning right into Tibbiwell Lane just before the village shop. Follow the narrow lane down the hill and up the other side into Greenhouse Lane. Upon reaching the T junction at the top of the hill, turn left and then immediately sharp lefft on reaching the main road at Bulls Cross. Follow the lane in the direction of Sheepscombe for circa 1 mile where the driveway to Pyll Barn will be found on the left hand side. Pyll Barn is located on the left at the end of the driveway.













MURRAYS
SALES & LETTINGS

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Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
D

SERVICES

Mains electricity, water and drainage are connected to the property. Air Source Heat Pump and Oil fired Aga. Stroud District Council Tax Band: F Charge: £3517.6 (26/27). OFCOM checker broadband Standard 0.4 Mbps, Superfast 8 Mbps, Ultrafast 1000 Mbps. Mobile Three, o2, EE and Vodafone all good and variable indoor and outdoor.

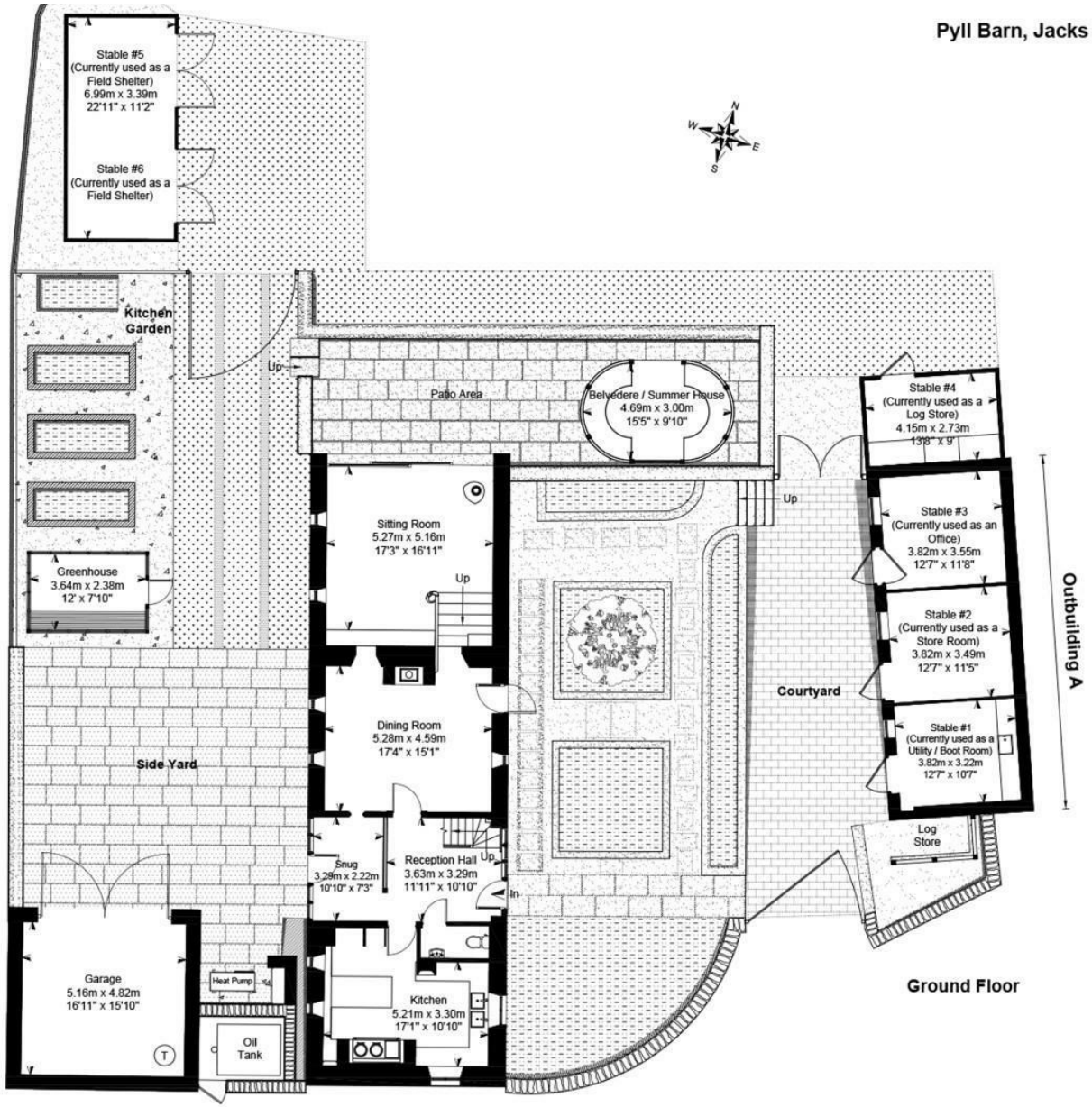
For more information or to book a viewing please call our Painswick office on 01452 814655

Pyll Barn, Jacks Green, Sheepscombe, Stroud, Gloucestershire

	Approximate IPMS2 Floor Area
House	163 sq metres / 1755 sq feet
Garage	25 sq metres / 269 sq feet
Stables 1-3 / Outbuilding A	40 sq metres / 431 sq feet
Stable 4 / Log Store	11 sq metres / 118 sq feet
Stables 5-6 / Storage Shed	23 sq metres / 247 sq feet
Greenhouse	8 sq metres / 86 sq feet
Total	270 sq metres / 2906 sq feet
(Includes Limited Use Area	7 sq metres / 75 sq feet)

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41674This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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