



BLUEBOYS BARN · MINCHINHAMPTON



BLUEBOYS BARN
CIRENCESTER ROAD
MINCHINHAMPTON
STROUD · GL6 9EQ

BEDROOMS: 5

BATHROOMS: 4

RECEPTION ROOMS: 2

GUIDE PRICE £935,000

- Modern Barn Conversion
- Recently Renovated
- Home Office/Studio
- Driveway and Off-Street Parking
- Walking Distance to Centre of Minchinhampton and all local Amenities
- Immaculately Presented
- Separate Income Producing Annexe
- Enclosed Private Garden
- Moments from The Common
- Easy Access to Stroud, Nailsworth, Cirencester & Tetbury

A characterful and beautifully renovated Grade II Listed four bedroom Barn with a detached self-contained annexe, private enclosed garden and direct access to Minchinhampton Common.

DESCRIPTION

This beautifully presented Grade II listed barn offers a rare opportunity to acquire a distinctive period home that seamlessly combines historic character with modern comfort and versatility. Having undergone a comprehensive programme of renovation and improvement by the current owner over the past eight years, the property has been thoughtfully enhanced to create an inviting and practical home while retaining its inherent charm and individuality. The property offers an attractive balance of period character and contemporary convenience, making it ideally suited to family life while retaining the distinctive appeal of a historic barn conversion.

The principal accommodation offers four well-proportioned bedrooms, including a

principal bedroom with an en-suite shower room, complemented by a stylish family bathroom. At the heart of the home is a particularly appealing and sizeable sitting room, providing a warm and welcoming environment for everyday living, with exposed stone and beams as well as a modern wood burning stove.

A similar sense of warmth and character continues into the adjoining, interlinking kitchen and dining room, where an open-plan layout creates a welcoming and sociable space, ideally suited to modern family living and entertaining.

One of the property's standout features is its direct access onto Minchinhampton Common, offering open countryside, scenic walking routes and an enviable sense of space and tranquillity. This exceptional

setting provides a wonderful opportunity to embrace an outdoor lifestyle, with the surrounding landscape forming a natural extension of the home.

The private enclosed garden has been thoughtfully arranged to provide attractive spaces for outdoor dining, entertaining and relaxation. Mature planting creates a secluded and established setting, offering a pleasing sense of privacy while ensuring the garden remains both practical and enjoyable throughout the seasons.

A significant additional benefit is the self-contained annexe, currently operating as a successful Airbnb business. This annexe has enjoyed consistent bookings with booking history and financial performance information available upon request. Benefiting from underfloor heating

throughout, the annexe provides comfortable accommodation all year round and offers considerable flexibility for prospective purchasers. It could be retained as a short-term letting business, providing supplementary income, or utilised for visiting guests, multigenerational living or independent accommodation.

Further enhancing the property's versatility is a separate outdoor office/studio, ideal for home working, business use or creative pursuits. A discreetly positioned hidden shed and separate laundry room provide valuable practical facilities while helping to maintain the garden's attractive appearance.

Private and gated off-street parking for two cars is also provided for at the bottom of the garden via a gravelled lane.



LOCATION

The property is located on the corner of Cirencester Road and Butt Street overlooking Minchinhampton Common.

Within short walking distance of the historic Market Place and High Street, with a wealth of local amenities including The Crown bistro pub, Cucina di Amalfi Italian restaurant, Henry's café, grocery store, hairdresser, chemist, butcher, Post Office and other independent shops. The town also has a library, purpose-built GP surgery and numerous sports clubs, including two golf clubs nearby.

Minchinhampton is conveniently situated between Stroud, Cirencester and Tetbury, with regular bus links. Nearby Nailsworth offers excellent independent shops,

including William's delicatessen and Hobbs bakery, while Stroud has an award-winning Saturday Farmers' Market, Waitrose and other supermarkets, a leisure centre and multiplex cinema.

The area is particularly well served by excellent schools, with highly regarded Minchinhampton Primary School and a choice of sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham.

London is under two hours by road, while Kemble Station is around 70 minutes by train and Stroud Station around 90 minutes. The M5 is also easily accessible via Junction 13.

DIRECTIONS

From our Minchinhampton Office proceed along the High Street into Butt Street. Turn right onto Cirencester Road and the property can be found almost immediately on your right hand side.







MURRAY'S

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

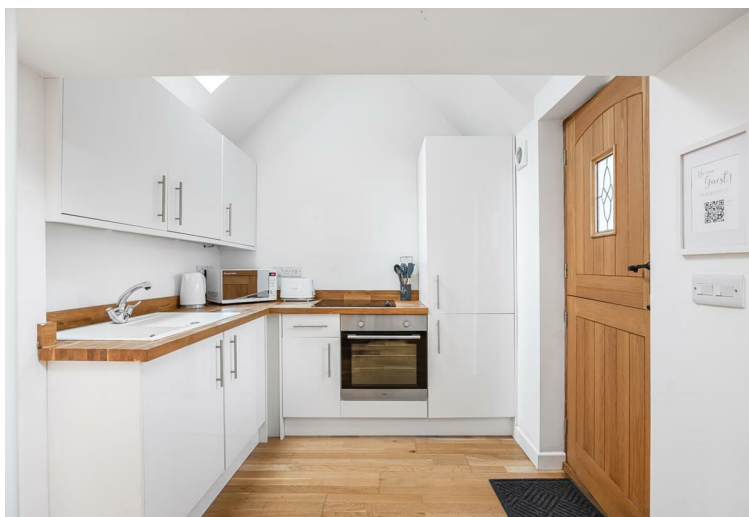
01453 886334

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3 High Street, Minchinhampton GL6 9BN

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0870 112 7099

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



TENURE

Freehold

EPC

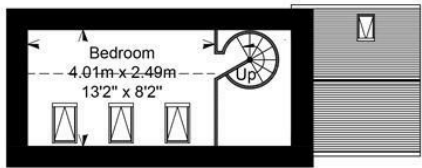
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SERVICES

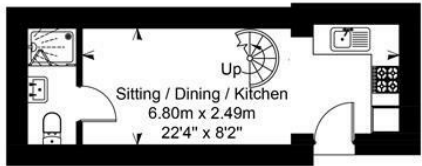
All mains services are believed to be connected to the property. Gas central heating. Stroud District Council Tax Band E - £3,551.08. Ofcom checker: Broadband - standard 6 Mbps ultrafast 1000 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

Blueboys Barn, Cirencester Road, Minchinhampton, Gloucestershire

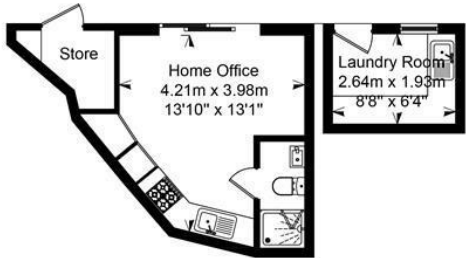


Annexe
First Floor



Annexe
Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation



House	146 sq metres / 1572 sq feet
Annexe	29 sq metres / 312 sq feet
Laundry Room	5 sq metres / 54 sq feet
Store	2 sq metres / 21 sq feet
Home Office	17 sq metres / 183 sq feet

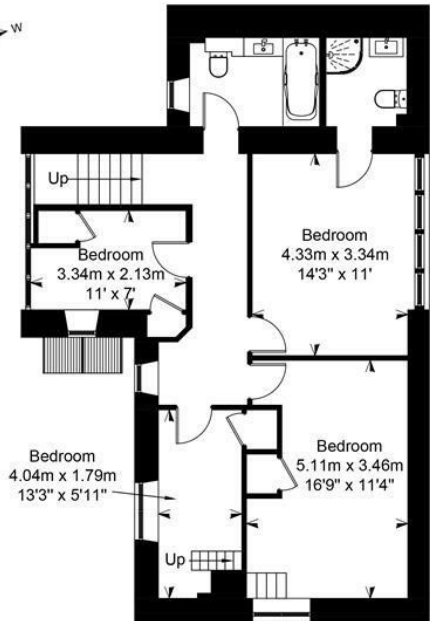
Total	199 sq metres / 2142 sq feet
(Includes Limited Use Area)	8 sq metres / 86 sq feet

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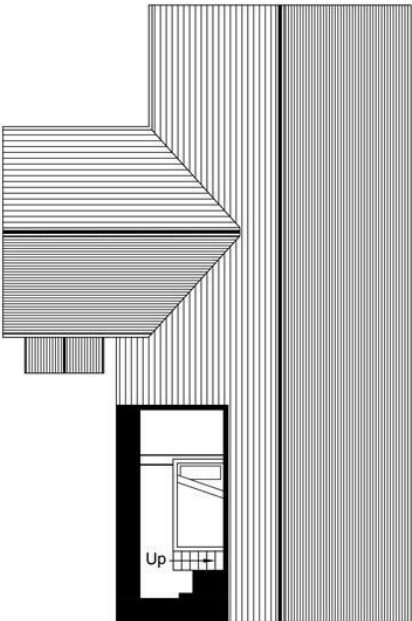
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



Ground Floor



First Floor



Mezzanine Level

SUBJECT TO CONTRACT

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