

Wheelwrights

Westonbirt, Tetbury, Gloucestershire





An extremely impressive barn conversion set within a most attractive period development

Wheelwrights, Holford Barns, Westonbirt, Tetbury, Gloucestershire, GL8 8QH

Mileages

Cirencester: 13 miles, Bath: 22 miles, Bristol: 24 miles, Swindon:
21 Miles, London: 105 miles

M4 Junction 17: 10 miles, Kemble train station (London
Paddington 75 minutes): 10 miles,

Bristol Airport: 34 miles

Accommodation

5 bedrooms, sitting room, dining room, kitchen breakfast
room, 3 bathrooms, entrance hall, cloakroom, studio/annexe,
3 bay garage, utility/cloakroom, landscaped gardens, extensive
parking, paved terrace, exclusive period development, listed
Grade II by curtilage, Conservation Area

In all about 0.45 acres

Description

Idyllically positioned within a much sought after exclusive development is an outstanding 5 bedroom period barn conversion that offers beautifully presented accommodation, studio/annexe, 3 bay parking garage and delightful landscaped gardens, within grounds extending to 0.45 of an acre in Westonbirt. Holford Barns and The Estate Yard were sympathetically converted in 2000 by Edward Blake Limited, having been originally created by Robert Holford in the 1850's. This impressive property provides free flowing accommodation arranged over two floors comprising on the ground floor a lovely sitting room with fireplace and wood burner, a fully glazed elevation and doors to both the side and rear garden. There is a stunning 27ft. kitchen breakfast room that features a full complement of bespoke fitted units, central island with breakfast bar, granite worktops, underfloor heating and doors to the front terrace and rear garden. In addition to this are a spacious dining room, entrance hall and cloakroom. The first floor living space offers a superb master bedroom with a contemporary ensuite shower room and fitted wardrobes. There is a guest bedroom with an ensuite shower room and fitted wardrobe, and in addition to this are three further bedrooms and a family bathroom. Of further note is a 31ft. studio / annexe that is situated above the garaging. This impressive room features exposed beams, a kitchenette and underfloor heating. On the ground floor is a shower room making this space ideal for guest accommodation, relatives or home office.



Outside

Electric gates open into a gravelled driveway that leads to the 3 bay parking barn/annexe and parking area. The gardens front and rear have been landscaped and to the front of the property is a spacious paved terrace enclosed by stone walling and abutting the kitchen and dining room. This is an ideal area to entertain friends and family or to enjoy some alfresco dining. To the rear of the property is a paved terrace and a large expanse of lawn along with a path leading to a circular box hedged central feature. Mature trees line the rear of the garden. A lovely feature of this property is the privacy and seclusion the gardens provide. In all the grounds extend to 0.45 of an acre.

Situation

Holford Barns and The Estate Yard is an exclusive period development in Westonbirt which is a charming small hamlet, within a Conservation Area near the market town of Tetbury. It is also famed for the internationally renowned Arboretum, The Beaufort Polo Club, nearby Highgrove, the home of HRH Prince Charles and of course, Westonbirt School. Cirencester, Cheltenham, Bath, Bristol and the M4 motorway are all within easy distance. Kemble station (11 miles) provides main line access to London-Paddington in 75 minutes.

Directions

Leave Cirencester on the A429 Tetbury road continuing onto the A433 through Tetbury itself and towards Westonbirt. At the Hare and Hounds Hotel turn left and then after approximately 250 metres take the 2nd right into Holford Barns. The property will be found at the end by the electric gates.



The Prime and Country House team would be delighted to show you around this property.

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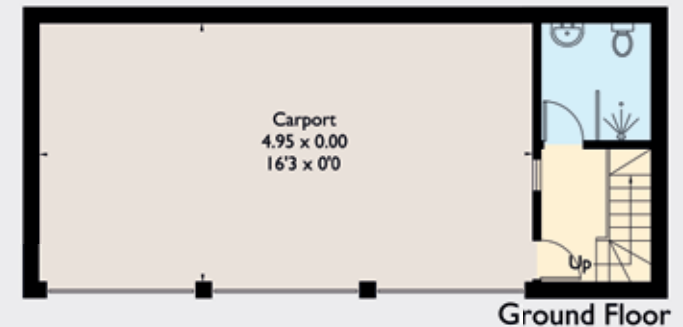
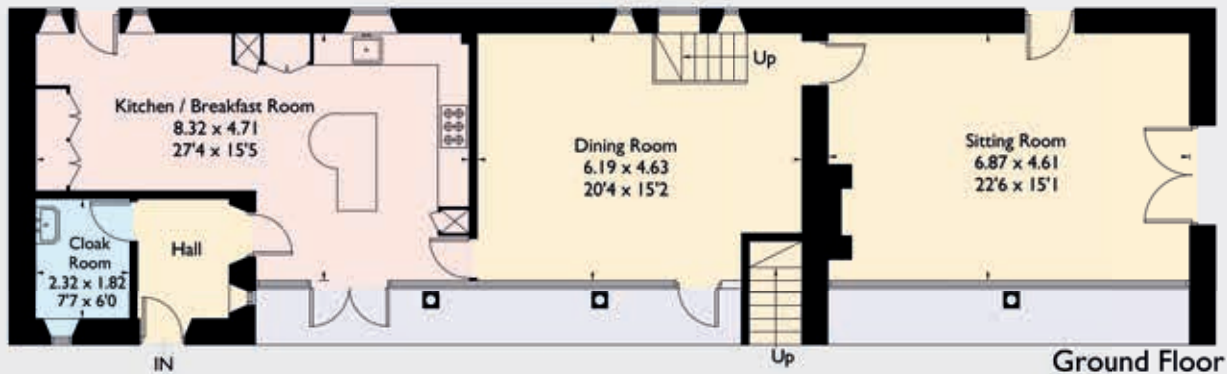
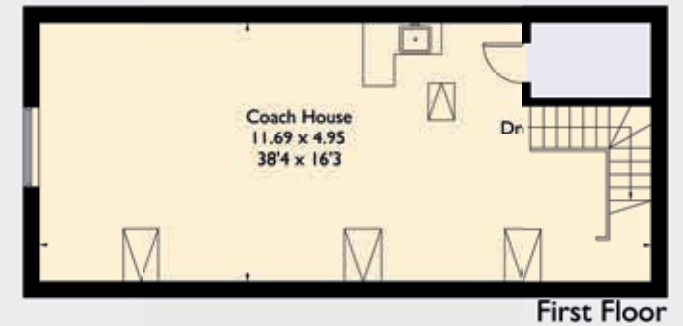
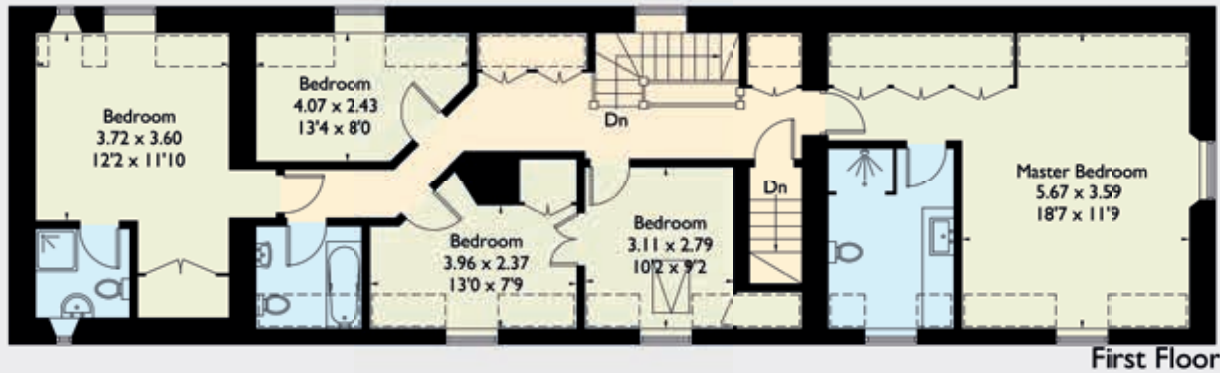
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Approximate gross internal area. Main house = 2,464 sq ft / 228.9 sq m, Carport = 502 sq ft / 46.7 sq m, Coach house = 734 sq ft / 68.2 sq m

 = Reduced headroom below 1.5m / 5'0"



Outbuilding

(Not Shown In Actual Location / Orientation)

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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