

# Manor Farm Barns, Tarlton, Cirencester

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An impressive five bedroom Grade II Listed Cotswold stone barn, offering over 6,000 sq ft of accommodation ideal for family life and entertaining, with delightful gardens and a rural outlook.

### Summary of accommodation

**Ground Floor** Entrance Hall | Dining Room | Library  
Vaulted Party Room | Morning Room | Sitting Room  
Kitchen/Breakfast/Family Room | Two Double Bedrooms  
Jack and Jill Wet Room | Utility/Boot Room | Cloakroom  
Through Store | Workshop

**First Floor** Master Bedroom with Ensuite Bathroom  
and Fitted Dressing Room | Two Double Bedrooms with  
Ensuite Bathrooms

### Outside

Front and Rear Driveways | Greenhouse | Storage Shed  
Front Courtyard Garden | Covered Passage Rear Garden  
Two Ornamental Ponds | Thatched Garden Store



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## Situation

Tarlton is a pretty and sleepy rural hamlet, off the beaten track and surrounded by beautiful countryside, but conveniently located within two miles of Kemble Station and a short drive of the historic market towns of Cirencester and Tetbury. Nearby picturesque villages include Rodmarton, which has a primary school (Ofsted: Good), with many fine pubs in the area including The Bell at Sapperton and The Potting Shed at Crudwell. Cirencester, known as 'The Capital of the Cotswolds', provides an excellent range of independent shops; boutiques; and restaurants; as well as regular markets and three supermarkets, including Waitrose. The attractive town of Tetbury is within a short drive and the larger centre of Cheltenham has excellent shopping and dining and is also host to literary; jazz; and food festivals. Education in the area is excellent with secondary schooling at Deer Park (Ofsted: Good) and Kingshill (Ofsted: Good) in Cirencester and Malmesbury School (Ofsted: Outstanding). Private schools include Beaudesert Park a Minchinhampton, Rendcomb College, Westonbirt Girls School, Cheltenham Ladies' and Cheltenham College. Sporting opportunities include nearby golf courses in Cirencester, Cheltenham and Minchinhampton; a network of footpath and bridleways; sailing and water sports at the Cotswold Water Park; horse racing at Cheltenham; and polo at Cirencester Park.

## Distances

Cirencester 5 miles, Tetbury 7 miles, Malmesbury 10 miles, Cheltenham 18 miles, Kemble Station 2 miles (London, Paddington from 69 minutes), M4 (Junction 15) 22 miles (All distances and times approximate).







## The Property

5 Manor Farm Barns is an impressive Grade II Listed threshing barn dating back to the late 18th Century, situated within the Tarlton Conservation Area, which is within the Cotswolds Area of Outstanding Natural Beauty. It was converted and sympathetically extended in the late 1990's to a high standard to create a comfortable and spacious family home of great character. Many original details remain including exposed stone walls; arrow slit windows; blue brick paving and blue brick pillars; whilst more contemporary features include hardwired internet access throughout; underfloor heating to the ground floor; and a heat exchange/ventilation system. There is generous built-in storage within the property and fine joinery as well as some attractive re-claimed internal doors. Of particular note is the soaring 42' threshing barn itself, with glazed screens to the retained cart entrances and a beamed and vaulted ceiling. With its open fireplace and the adjacent formal dining hall, which also has an open fire, it is an enviable space for entertaining. The property is beautifully presented and was redecorated throughout, both externally and internally, in 2021.



## Accommodation

### Ground Floor

The front door opens into a hallway with a guest cloakroom and double doors to the spacious dining hall, which has two sets of part glazed doors leading to the threshing barn. To the other side of the dining hall is a delightfully sunny morning room, with pale limestone paved flooring, doors to the other principal ground floor rooms, and part glazed doors leading to the sheltered paved courtyard garden. The well-proportioned sitting room has exposed beams and a fireplace with a limestone mantel and wood-burning stove. A glazed door leads to the garden and another to the spacious kitchen/breakfast/family room. This farmhouse style room is the heart of the home, with a vaulted ceiling with exposed beams and exposed stone walling. Bespoke timber kitchen units incorporate a large island unit; a four oven Aga with an ancillary electric hob; and space for a dishwasher. The adjacent utility/boot room has further storage units, space for an American style fridge freezer and space for laundry appliances. Beyond is a broad through passage/ store, which leads from the courtyard garden at the front to the lawned garden to the side. It houses the recently replaced oil fired boiler (March 2022). To the rear of the morning room a door leads to the cosy library, which has a fireplace with a wood burning stove and a range of rustic bookshelves. A glazed door to the side leads to the rear driveway. Two double bedrooms are situated off the library and share a Jack and Jill wet room.

### First Floor

A fine oak staircase rises from the dining hall to a half landing with broad fitted cupboards and thereafter to the first floor and the generous master suite. This comprises a vaulted master bedroom with a wall of bespoke wardrobes, a tastefully fitted bathroom with a bath, separate shower and heritage double basin. Also, off the master bedroom landing is a fully fitted dressing room. A second staircase leads from the rear of the library to a second landing and access to two spacious vaulted double bedrooms with dormer windows overlooking farmland and ensuite bathrooms. (One of these bedrooms formerly had a door through to the dressing room, which could be reinstated).











## Garden and Grounds

The property is accessed via electronic gates leading to the front of the property, with a gravel turning circle and ample parking enclosed by Cotswold stone walls. Full height timber doors open to the cart entrance of the threshing barn, which is paved with blue brick and could accommodate a car. To one side, an oak door leads to the workshop area, which also has three sets of part glazed doors opening to the drive. Subject to necessary permission, this could be converted to create further accommodation. An iron gate to one side leads to the sheltered paved courtyard garden and to the 'through store' which has double timber doors to both sides and leads to the garden. A further set of electronic gates to the rear of the threshing barn leads to a second driveway, which will accommodate several vehicles and has a raised vegetable bed, fruit cage, aluminium greenhouse, timber storage shed and a concealed area for the oil tank. Double doors lead to the rear cart entrance and a door to the side leads to a further covered passage, which leads to the rear garden. The rear garden has been carefully designed to provide different sheltered seating areas and is predominantly laid to lawn; with various shrubs and trees; two interconnected ornamental ponds and an attractive circular timber garden store with a thatched roof. It is adjacent to farmland and has a peaceful and uninterrupted outlook. There is a contemporary timber garden room with power and wired internet access. The garden room is not included in the sale but could be available by negotiation.





## Rights of Way

5 Manor Farm Barns enjoys a right of way over the driveway leading to both entrances of the property and contributes a share to the maintenance costs thereof.

## Property information

**Guide Price:** £2,195,000

**Tenure:** Freehold.

**Services:** Mains water and electricity. Oil fired central heating. Underfloor heating to ground floor. Private drainage. Broadband. Hardwired internet throughout. Ventilation/heat recovery system.

**Local authority:** Cotswold District Council

**Council Tax Band:** H

**Energy Performance Certificate:** E

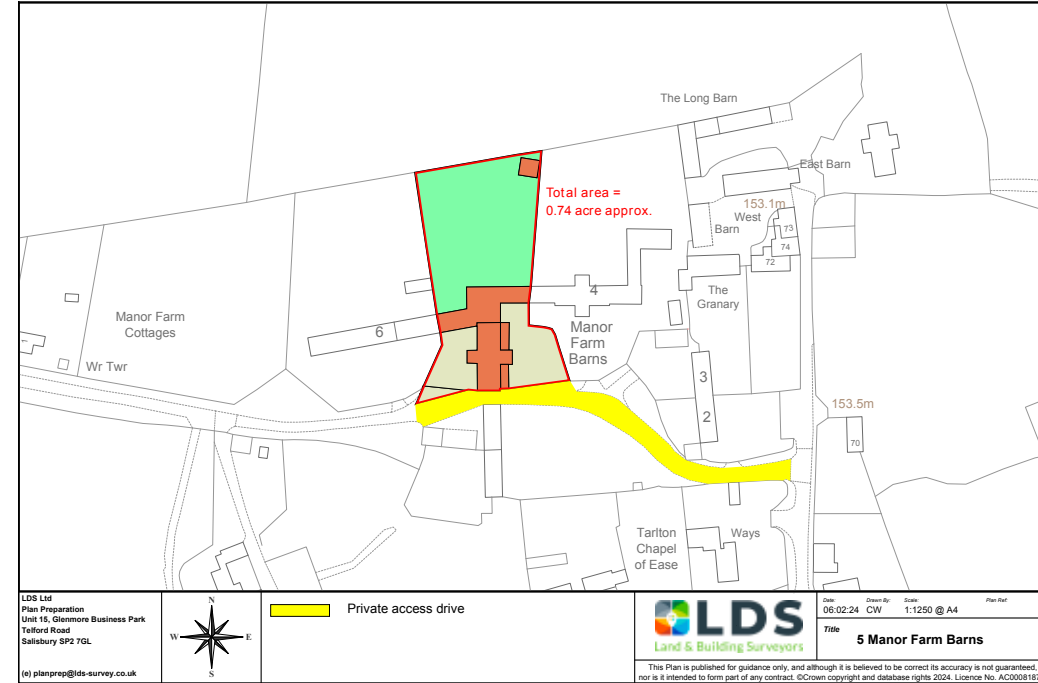
## Directions (Postcode: GL7 6PA)

Leave Cirencester on the Tetbury Road (A433). After about 3 miles, turn right signposted to Tarlton. Proceed into the village and on reaching the grass triangle, proceed straight on along the no through road, passing a telephone box on your right. Continue for approximately 300 yards and take the third driveway on the left. As you come into the former farmyard, No 5 will be seen in front of you, with the gate on the right hand side.

what3words: campsites.martini.spires

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



## Approximate Gross Internal Floor Area

House: 539 sq m / 5,802 sq ft

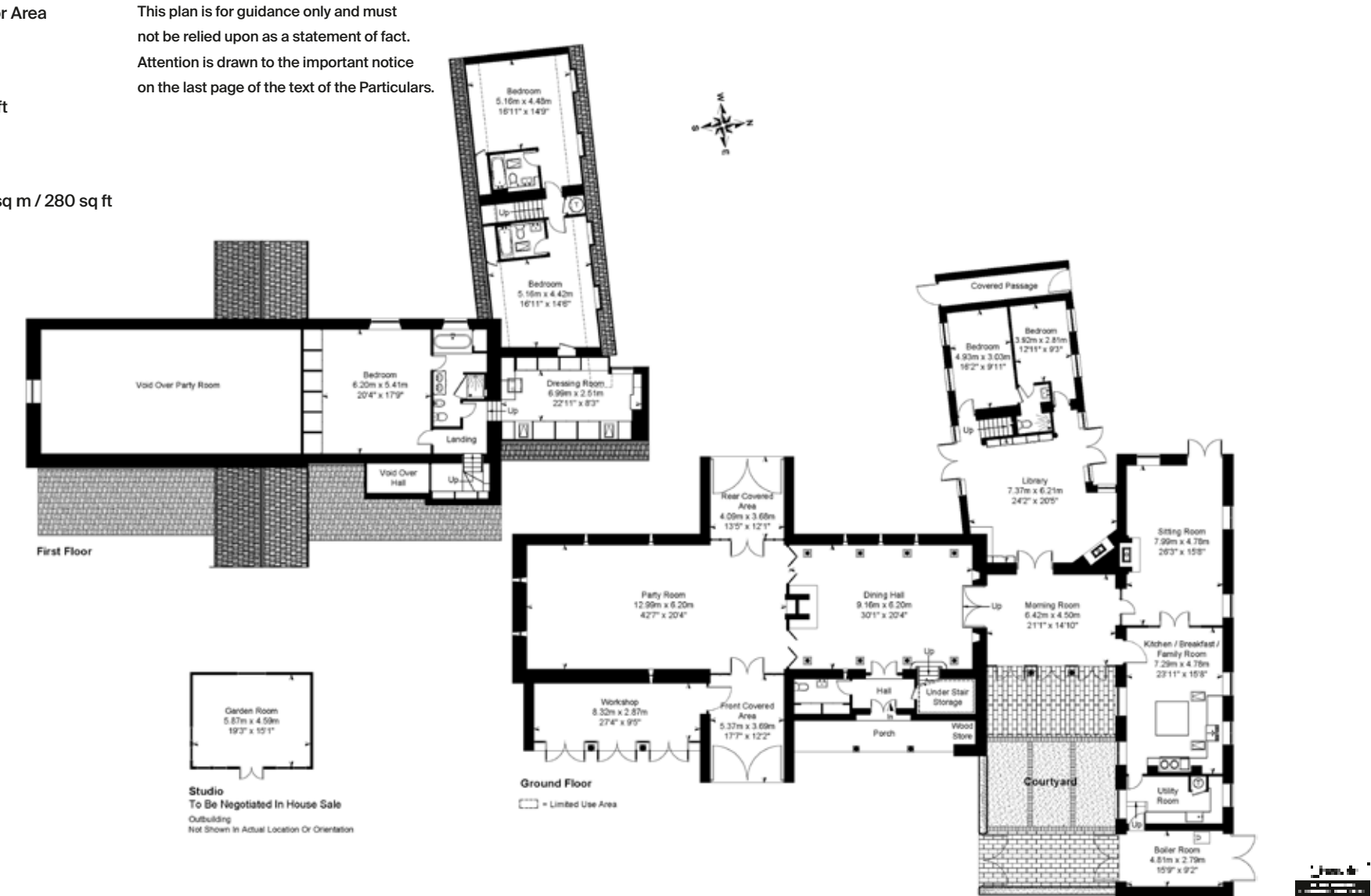
Boiler Room: 13 sq m / 140 sq ft

Garden Room: 27 sq m / 290 sq ft

Workshop: 24 sq m / 258 sq ft

Total: 603 sq m / 6,490 sq ft

(Includes Limited Use Area): 26 sq m / 280 sq ft



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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