



Byams House, Willesley, Gloucestershire





Byams House, Willesley Nr. Tetbury

A striking and rare Grade II listed Georgian country house, and a cottage, on the edge of a highly sought-after hamlet near Tetbury.



Tenure: Freehold

Local authority: Wiltshire

Council tax band: G (Cottage D)





Summary of accommodation

Main house:

Reception hall | Drawing room | Dining room | Sitting room

Study/playroom | Kitchen/breakfast room | Utility room

Top floor bedroom with en suite bathroom and home office

One bedroom with en suite bathroom | One bedroom with an en suite shower room | Three further bedrooms | Family bath and shower room

Garden Cottage:

Sitting room | Kitchen/breakfast room

Two bedrooms | Bathroom

Gardens and grounds:

Garden room | Triple Cotswold stone garage | Heated swimming pool

Walled garden | Greenhouse

In all about 0.6 acres

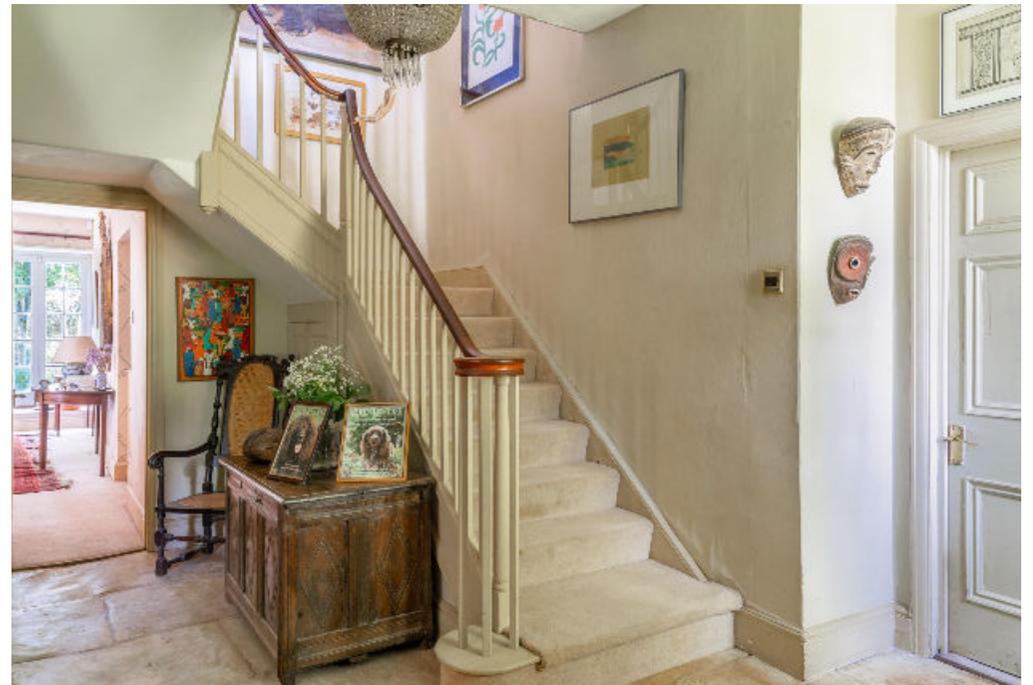




The Property

Byams House is a delightful period Cotswold stone Grade II listed house positioned on the edge of the hamlet. It is believed to date from around 1720 with later additions. The house has a classical facade with a central decorative shell portico over the front door, flanked either side by two sash windows with five matching sash windows over.

The accommodation is extremely well laid out, and a very elegant drawing room with bay window gives access to the garden through french windows. The top floor has been restored and redesigned to provide a principal bedroom with exposed beams, a bathroom and home office.





Situation

Byams house is situated on the edge of the picturesque hamlet of Willesley on the Gloucestershire/Wiltshire border. The neighbouring village of Sherston has many amenities, including a post office, village store, primary school, doctors surgery, pub and restaurant.

The market town of Tetbury and Malmesbury have further shops and services for everyday needs. The larger centres of Cirencester, Bath and Bristol are also within easy reach.

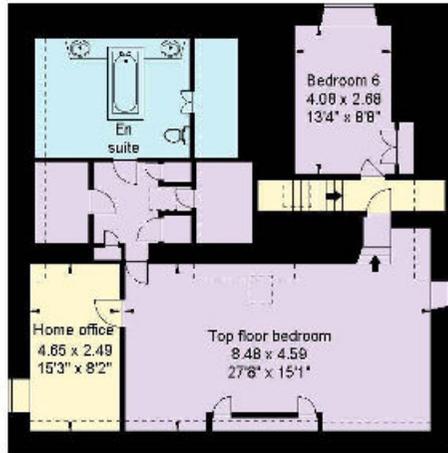
The surrounding countryside is really beautiful, and the property is positioned close to the Badminton Estate, the private home of the Dukes of Beaufort, which plays host to the annual international horse trials and a small variety of concerts.

Westonbirt Arboretum is within walking distance and hosts some of the most beautiful natural tree displays, particularly during autumn and Christmas. There are also a number of concerts which are hosted within the grounds. Tetbury also hosts the celebrated Tetbury Music Festival. The Beaufort Polo Club is also nearby and provides a number of exciting tournaments and country fairs. In addition, there is eventing at Gatcombe Park, motor-sport at Castle Combe, water sports at the Cotswold Water Park, and many bridleways and footpaths make for excellent riding and walking country. Minchinhampton Golf Club is about 20 minutes away and offers a good standard course and a thriving membership.

There are several good schools nearby including Westonbirt School, Beaudesert Park at Minchinhampton and a number of further schools in and around Bath.

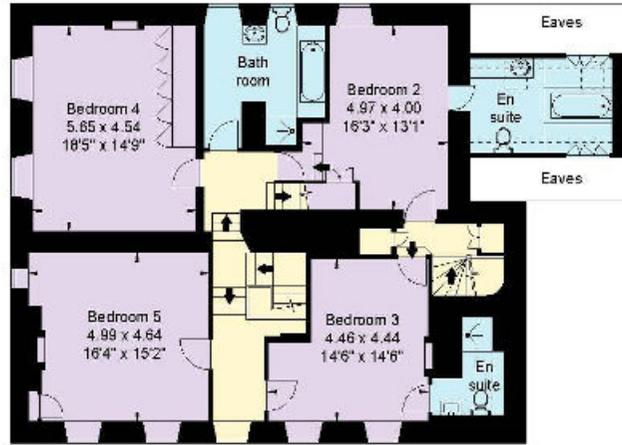
Connections are excellent with rail services at Kemble, Chippenham and Bristol Parkway stations. Junctions 17 or 18 of the M4 and M5 are accessible.



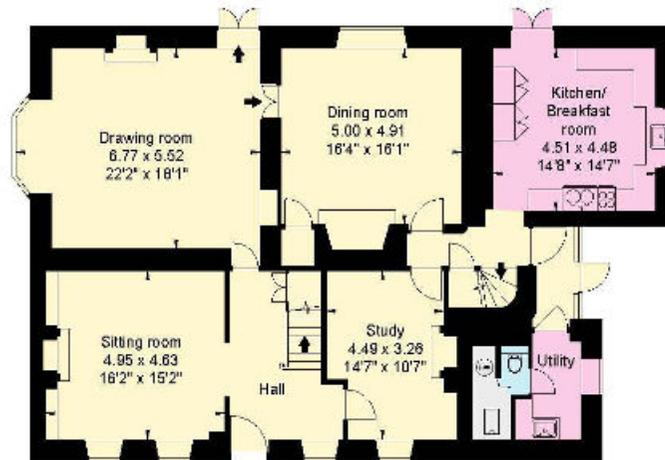


Second Floor

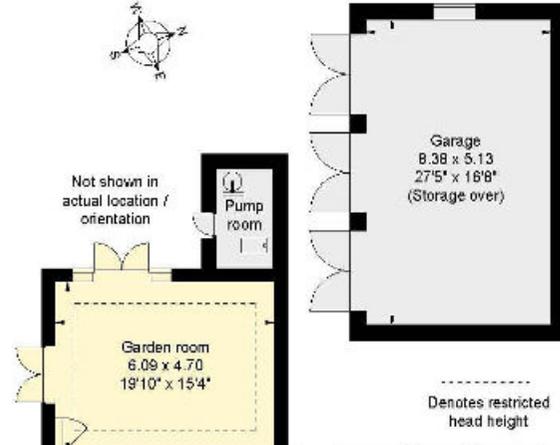
Denotes restricted head height



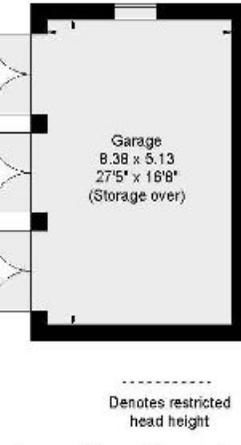
First Floor



Ground Floor



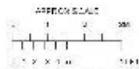
Garden Cottage Ground Floor



Garden Cottage First Floor

Denotes restricted head height

Byams House Willesley



APPROXIMATE GROSS INTERNAL FLOOR AREA:

- House: 426 sq m (4,586 sq ft)
- Cottage: 95 sq m (1,023 sq ft)
- Garden room: 29 sq m (308 sq ft)
- Garage/Pump room: 48 sq m (512 sq ft)
- Total: 598 sq m (6,429 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice at the bottom of the page.

Knight Frank

One Market Place
Cirencester
GL7 2PE
knightfrank.co.uk

We would be delighted to tell you more
James Walker
01285 882007
james.walker@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2024. Photographs and videos dated 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Garden Cottage

The Cotswold stone cottage is situated across a small courtyard from the main house.

The cottage comprises a kitchen/breakfast room, sitting room, two bedrooms and a bathroom. It also has access to the gardens and swimming pool.

Adjoining the cottage is the large garden room which is a lovely additional space and sun trap.







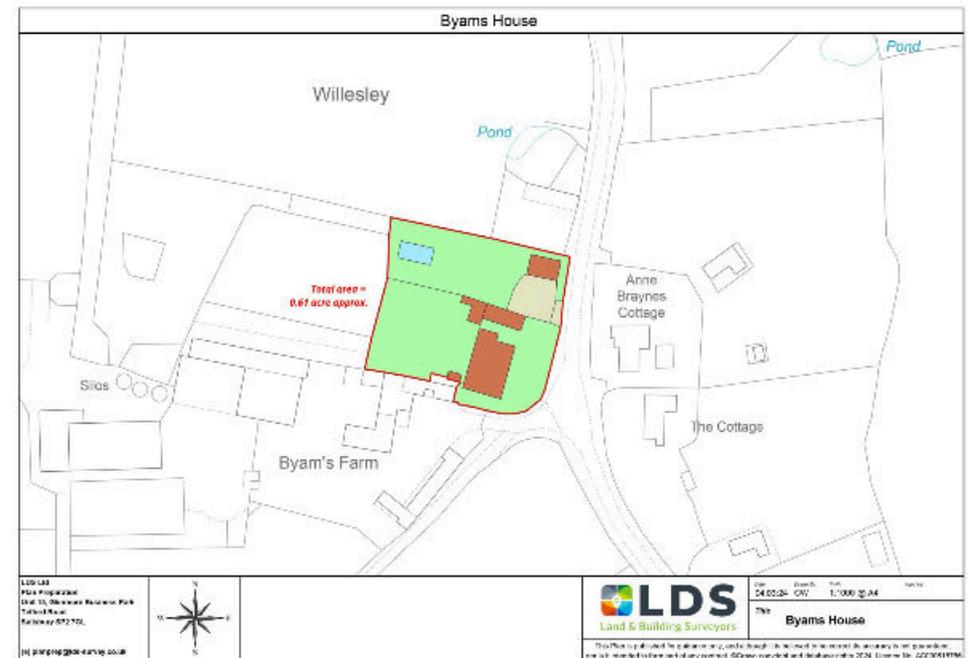
Gardens and grounds

The house has a small formal garden to the front with a central paved path. Between the house and the cottage is a brick-paved courtyard with rose arbour giving access to the back door and also to the cottage.

On the western side of the house there is a private garden laid principally to lawn with a former well. Steps lead to a further garden area with a large greenhouse and flower/vegetable beds.

The swimming pool garden occupies a private area with delightful views across open farmland beyond.

There is also a substantial paved terrace for outside summer dining. Adjoining the cottage is a garden leading back to a gravelled parking area with a triple Cotswold stone garage.





Distances

Westonbirt 1 mile | Sherston 2 miles | Tetbury 4 miles | M4 J17 9.5 miles | Kemble station 10 miles (Paddington 65 mins) | Cirencester 14 miles | Bath 17 miles (All distances and times are approximate).

Services

Mains water, electricity and drainage. Oil-fired central heating in the house. Oil-fired Rayburn provides central heating and hot water to the cottage. High speed fibreoptic broadband is available.

Directions

Postcode: GL8 8QU

What3Words: ///blogs.envelope.formal







