

Barn at Old Manor Farm

Didmarton, Tetbury, Gloucestershire



A Grade II Listed Detached Barn with planning permission in the popular village of Didmarton.

Badminton 4 miles | Tetbury 6 miles | M4 (J18) 7 miles | Chippenham 14 miles (London Paddington 70 minutes)
Cirencester 16 miles | Bath 18 miles
(All distances are approximate).



Proposed accommodation

Planning in place for:

Ground floor: Kitchen/living area | Utility room | Sitting/tv room | Bedroom | Shower room

First floor: Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom | Study



Situation

Barn at Old Manor farm is situated within the sought after Cotswold village of Didmarton.



Didmarton has a popular pub, The Kings Arms, a medieval church, a village hall with sports fields and useful shop/filling station. The nearby towns of Tetbury, Malmesbury and Nailsworth provide extensive recreational and shopping facilities. Regional centres of Bath, Bristol, Swindon, Cheltenham and Gloucester are all easily accessible.



Communications in the area are very good with the M4 J18 about 8 miles and M5 J13 about 10 miles.



Direct trains available from Chippenham and Kemble station to London Paddington (about 75 mins).



Education is extremely good with primary schools in Leighterton, Sherston and Luckington. There are also excellent secondary schools in Malmesbury, Chippenham and Tetbury. Independent schools include Westonbirt, Beaudesert, Wycliffe as well as others in Bath and Cheltenham.



Recreation and sporting facilities are numerous, including Westonbirt Arboretum, walking, riding and cycling on local rights of way and country lanes.



Golf at Castle Combe, Bowood, Minchinhampton and Westonbirt.



There is also polo at Westonbirt, racing at Cheltenham and Bath, eventing at Badminton, Dauntsey and Gatcombe. Leaze Stud is in the heart of the Duke of Beaufort's country.



The Property

"The Barn" offers someone the opportunity to create a four-bedroom residential house with off street parking and a private garden. Planning permission is currently in place and plans can be provided.

Gardens and Grounds

The Barn will benefit from gated off street parking as well as landscaped gardens at the south of the property and sits within a c 0.2 acre plot.

Property Information

Health and Safety: Given the potential hazards presented by the property, please be vigilant and maintain responsibility for your own personal safety when making your inspection, particularly around the buildings.

Tenure: Freehold.

Services: Mains electricity, water and drainage to be connected.

Local Authority: Cotswold District Council

Council Tax: TBC

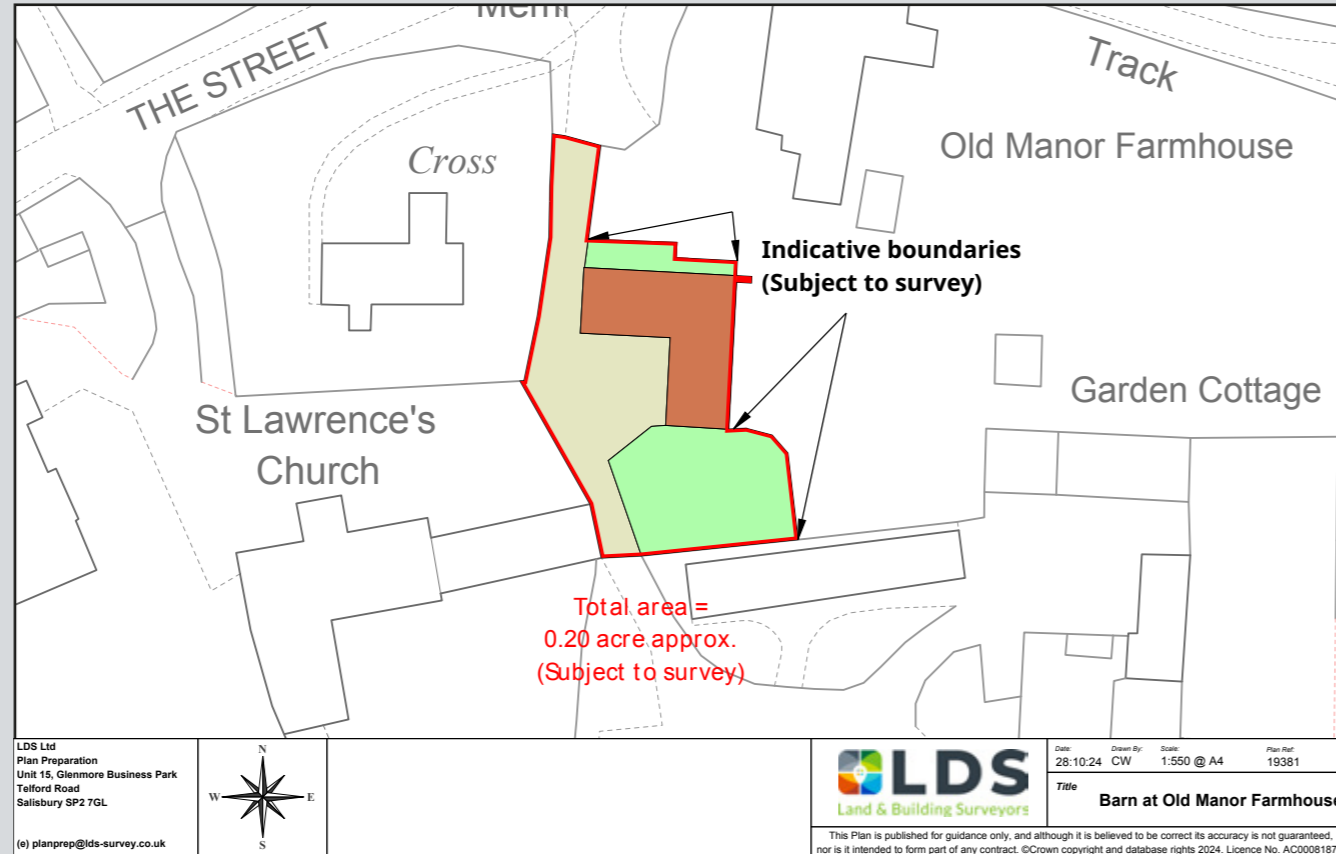
EPC: TBC

Postcode:
GL9 1DT

Guide Price:
£450,000

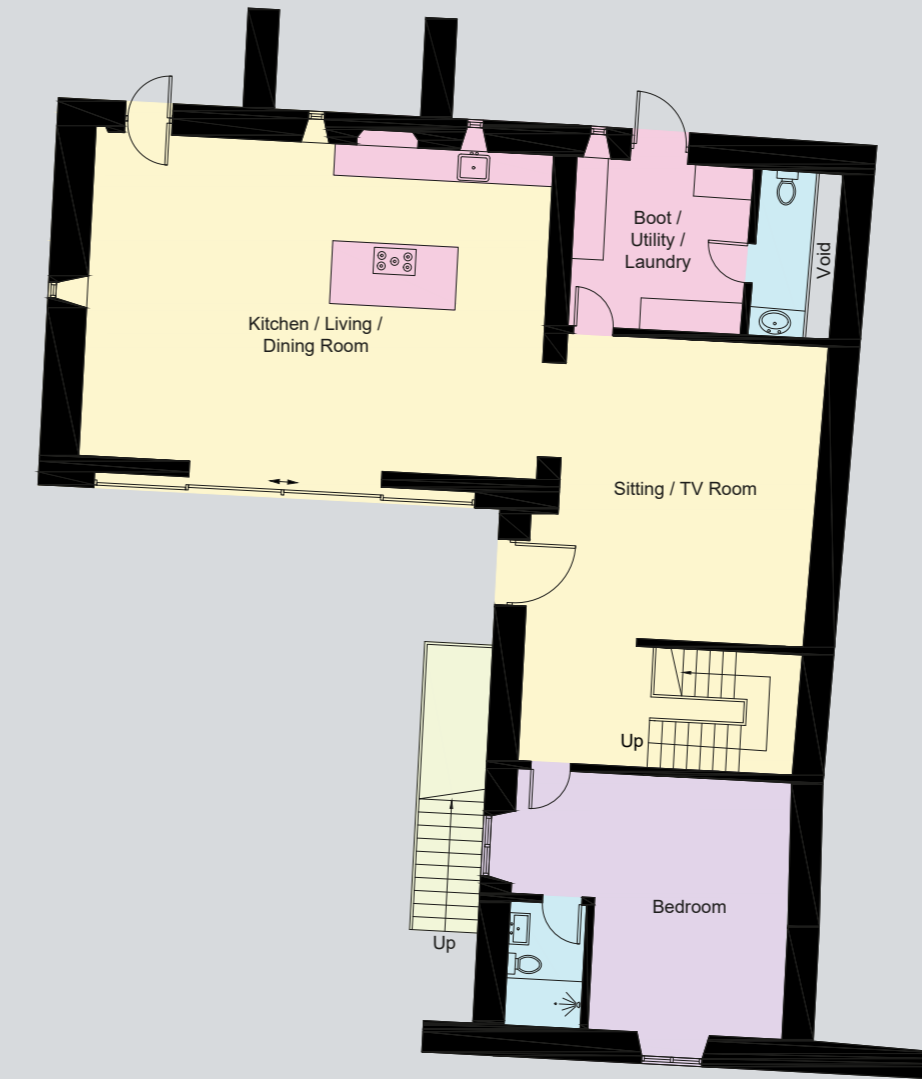
Viewings:

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



The Barn - Proposed

Approximate Gross Internal Floor Area
Total Area: 226.88 sq.m / 2,442 sq.ft



Ground Floor

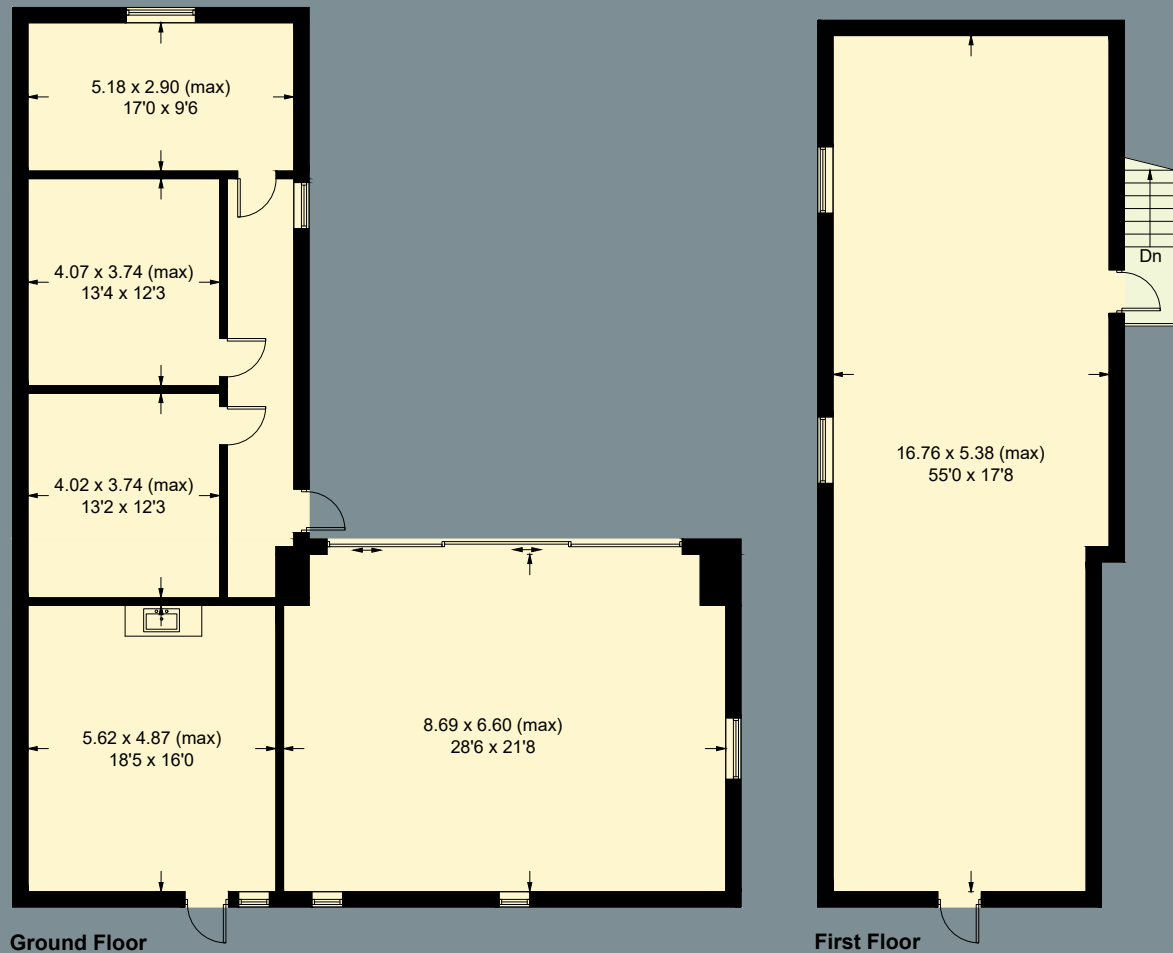


First Floor

Approximate Gross Internal Floor Area

Total Area: 226.88 sq.m / 2,442 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 on the last page of the text of the Particulars.



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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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Particulars dated October 2024. Photographs and videos dated October 2024.

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