

# Bradshaws Farm, Kelmscott





A handsome Queen Anne farmhouse with a range of more than 40,000 sq ft of traditional stone barns and agricultural buildings set in 6 acres in the heart of a historic hamlet in the Cotswolds.

### Summary of accommodation

#### Main House

Five bedroom detached farmhouse, with beautiful walled garden, with significant planning permission to extend and re-model, plus adjacent stone bothy and lean to

#### Garden and grounds

Delightful established gardens | Paddock

In all about 6 acres

#### Distances

Lechlade 3 miles, Burford 9 miles Witney 11 miles  
Swindon (London Paddington 55 mins) 14 miles  
Cirencester 16 miles, Oxford Parkway 24 miles (London Marylebone 60 mins) (All times and distances approximate).

#### Outbuildings

Traditional Cotswold stone U-shaped courtyard, with two large stone barns, the Hayloft and the Dovecote, opposite the main house

There is also a traditional stable yard with two steel frame portal barns | Red Brick double height building with water tower | Dutch barn | Modern Barn | Two former livestock buildings



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## Description

Originally built in the 17th Century and extended and renovated in the 18th Century, Bradshaws is an elegant Grade II\* Queen Anne farmhouse. Set in an adjacent courtyard of traditional stone barns offering endless potential.

The approach is alongside the stone barn and garden wall, accessed off a quiet country lane, where you immediately arrive in the private courtyard. Bradshaws is an imposing period property that the same family has occupied for 19 years. The front of the property has an enclosed garden with far-reaching views across open fields to the south and a path up to the main entrance. A flagstone entrance hall leads to the drawing room to the right, with a dual aspect and an open fireplace. To the left of the hall is the dining room, again with a dual aspect and an open fireplace. The entrance hall leads through a hallway to the rear of the property, where there is, to one side, a snug/family room with an adjacent bathroom. On the other side is the spacious breakfast room/kitchen with original flagstones, floor-to-ceiling cupboards, a pantry, and an oil-fired AGA. A secondary kitchen area provides additional cooking means, fitted units, and a double sink.

Beyond the kitchen is a functional utility area and boot room with access to the rear courtyard and a cloakroom. Stairs from the entrance hall lead down to a small cellar area and up to the first floor, where two principal double bedrooms to the front of the property enjoy far-reaching views to the south. There are a further three double bedrooms on the first floor and a bathroom. There is a secondary staircase which leads down to the inner hallway. An enclosed staircase from the first-floor landing leads up to the attic space currently used as storage and has great potential to provide additional living space as per the approved planning permission.

Immediately to the rear of the main house, and sharing its sheltered courtyard area, is The Bothy, laid out over two levels and with its original bread oven. The current owners use this as additional utility storage, kids' space, and a stone shed. Adjacent to the house, enclosing the central courtyard, are several stone buildings that would have originally been haylofts, livestock buildings, stables, and an impressive double-height threshing barn with a dovecot. These buildings offer a purchaser various alternative uses (subject to planning and an overage).





The gardens to Bradshaws wrap around the property on three sides. To the front is a formal lawned area bordered by stone walls. Two discreet, beautifully private and sheltered openings lead into a stunning walled garden comprising a pleasant mix of gravel, lawn, and sunken seating areas, with espaliered trees creating walkways and established flower beds. The gardens and house extend to 0.5 acres, with the immediate courtyard to the west a further 0.4 acres.

To the East there are traditional stables and an extensive yard, which also includes two large agricultural steel framed portal barns. Beyond is the middle and rear yard. The middle yard has an enormous traditional red brick double-height traditional building. The yard to the rear has an extensive Dutch barn, a former livestock building, another livestock building, and an excellent modern farm building to the north adjoining the paddocks.

There is exceptional scope to develop the outbuildings, whether it is for further accommodation, home offices, stables, car storage, swimming pool, tennis/padel courts etc.





D: Dovecote



B: Hayloft & Stables



## Location

Bradshaws Farmhouse and buildings are situated in the heart of the pretty and historic hamlet of Kelmescott. Only 2.5m miles east of Lechlade and an easy walk to the Thames. There is a local public house and restaurant, The Plough, dating back to 1631, and St George's medieval parish church.

Kelmescott Manor is famous as the Summer home of William Morris. The house and gardens attract many visitors from April to the end of October. The adjacent market towns of Lechlade, Faringdon and Burford provide a good selection of local amenities whilst the larger centres of Oxford, Cheltenham and Swindon, are all within easy travelling distance.

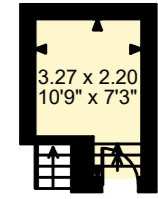
Good schools nearby including St. Hugh's, Cokethorpe, Pinewood, Radley and Cothill. Additionally Oxford offers an excellent choice including St. Edward's, The Dragon, Summer Fields and Magdalen College School.

There is good access to road and rail links including the M4 (J15) and M40 (J8a), Oxford Parkway train station and Swindon train station which has a direct service to London Paddington with a journey time of approximately 55 minutes.

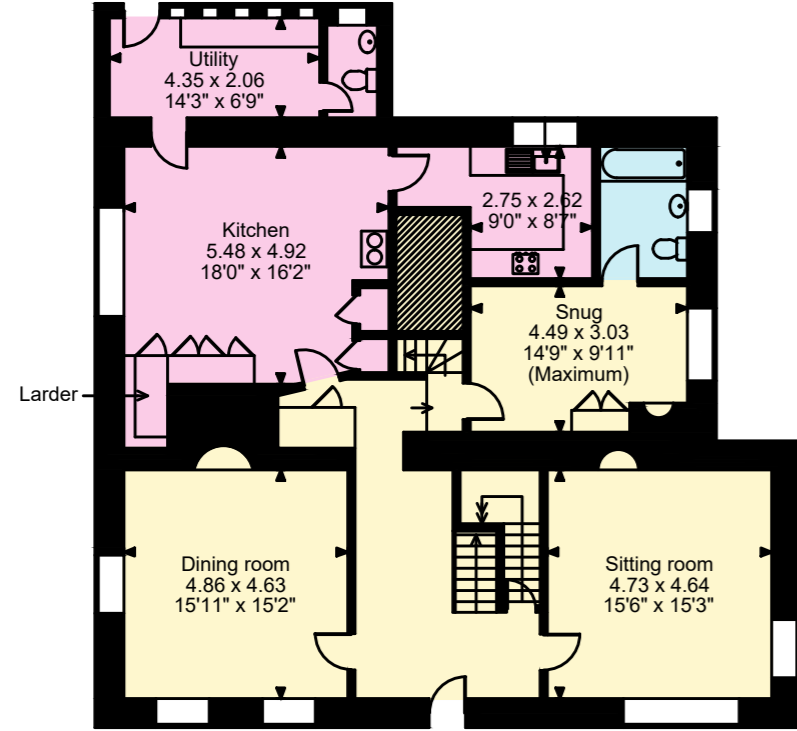
**Approximate Gross Internal Floor Area**

Main House: 349 sq m / 3,759 sq ft  
 Barns & Bothy: 361 sq m / 3,885 sq ft  
 Total Area: 710 sq m / 7,644 sq ft

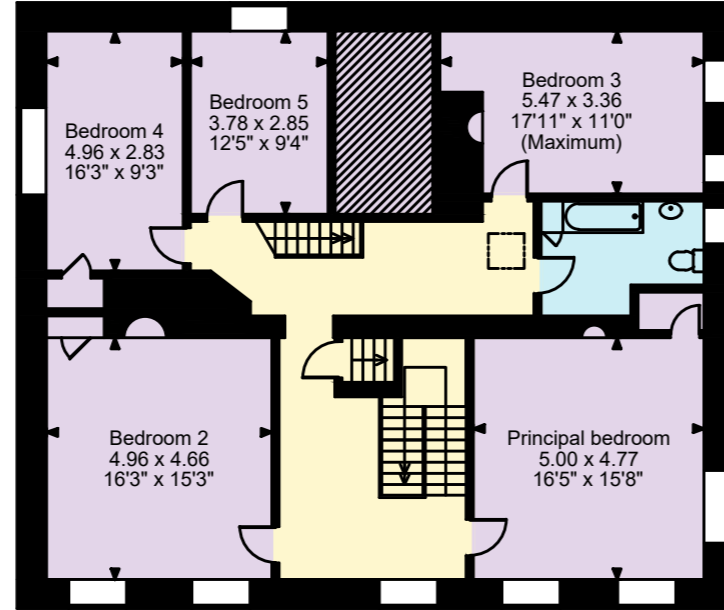
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



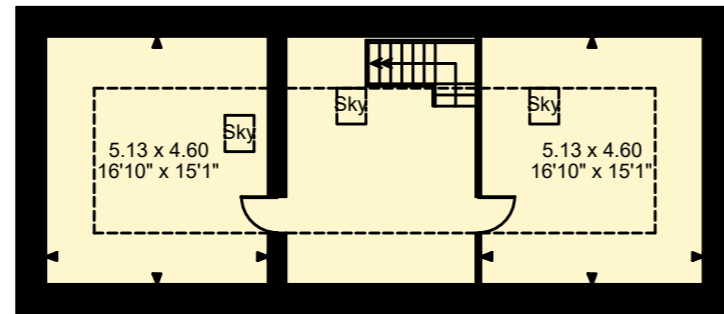
Farmhouse Cellar



Farmhouse Ground Floor



Farmhouse First Floor



Farmhouse Second Floor

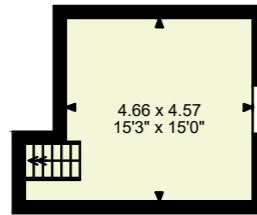
**Bradshaws Farmhouse**

**BUILDING A – 3759 SQ FT**

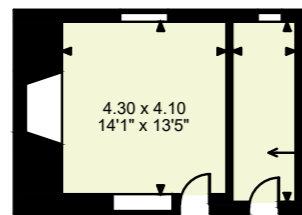
**BOTHY** - Ground floor disused bakery with Inglenook fireplace, over and concrete floor. Lean-to storage room. First Floor Den (requiring ladder access) 47.03 sq m (506 sq ft)

**OPEN FRONTED STONE SHED**

21.73 sq m (234 sq ft)

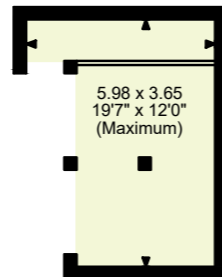


Bothy First Floor

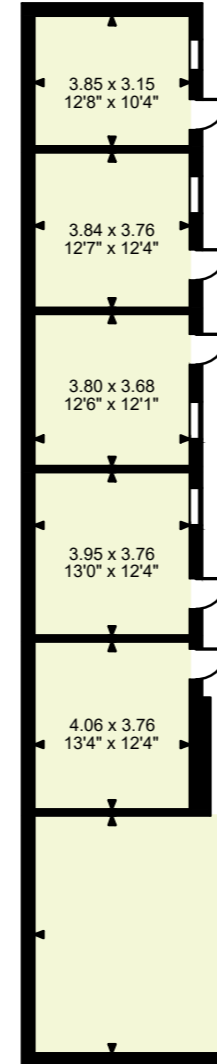


Bothy Ground Floor

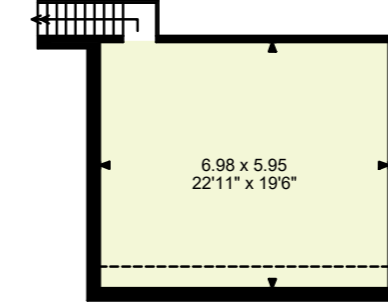
4.49 x 1.57  
14'9" x 5'2"



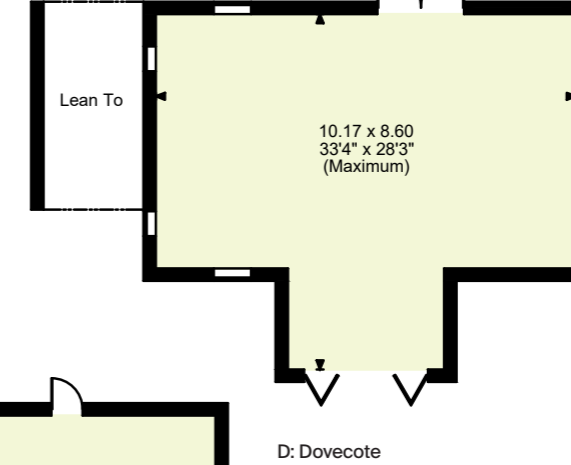
Stone Shed



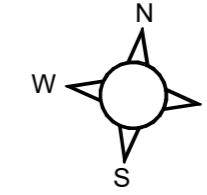
B: Hayloft & Stables Ground Floor



B: Hayloft & Stables First Floor



D: Dovecote



**Traditional Courtyard**

Adjacent to the main house.

**BUILDING B (INCLUDES HAYLOFT AND LINKED SINGLE STOREY BUILDINGS)**

Traditional Barn 1 Stone under stone tile with porch entrance. Internally are a double height space, plus ground floor and first floor rooms, the latter reached by external steps.

There are double doors to the yard side plus a number of smaller window and door openings. Dirt floor to main area, concrete to smaller ground floor area. 163.38 sq m (1,757 sq ft)

**BUILDING C - TRADITIONAL SINGLE STOREY BUILDINGS THAT ARE LINKED TO HAYLOFT AND FORM COURTYARD**

Single storey stone under mainly stone tile range, with front and internal walls constructed of modern blockwork. One section has corrugated roof on rear side.

Built onto HAYLOFT Barn 1. 9 x enclosures, some skylights, concrete floor. 125.99 sq m (1,356 sq ft)

**BUILDING D - DOVECOTE AND STONE LEAN TO**

Traditional Barn 2 Stone with brick detailing under stone tile with porch entrance. Double height doors to front and rear, with one window and a number of arrow slits. One single open area with concrete floor. 71.73 sq m (772 sq ft)

Lean-to to Barn 2 Timber under galvanised steel roof, open ended, with stone outer wall. 12.37 sqm (133 sqft).

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## Rear Yard

Located to the rear of the house and open to the buildings at the rear of the west yard.

Access is from a separate gate to the west of the west yard, Further access is available from a gate between the house and Barn 2.

The buildings comprise;

**BUILDING K** - Farrowing Pens Block under fibre sheet roof, 30 open fronted pens, with central passageway to rear. 257.80 sq m (2,775 sq ft)

**BUILDING I** - Rendered Piggery Of rendered exterior, likely block construction underneath, under corrugated fibre sheet roof. Internally fitted out with pig pens. 426.71 sq m (4,593 sq ft)

**BUILDING L** - Hay Barn 6 bay RSJ frame open fronted barn, with block walls to c.2 m and space boarding above under corrugated fibre roof. Concrete floor. 238.95 sq m (2,572 sq ft)

**BUILDING J** - Dutch Barn & Lean-To Metal frame, corrugated tin sheet clad, some internal blockwork partitions, part concrete, part dirt floor. 705.18 sq m (7,591 sq ft)

**TOTAL SQ FT** - 17,531



## East Yard

Located to the east of the dwelling's garden and south of the rear yard. A separate access leads from the Highway.

The buildings comprise;

**BUILDING H** - RED BRICK DOUBLE HEIGHT BUILDING - Red brick under corrugated roof forming two sections, one of which is two storey, with single story lean-to and water tower to side. Concrete floor. 599.66 sq m (6,455 sq ft)

**TRACTOR SHED** (frame ONLY now) RSJ frame, built onto garden wall, brick shed and stone stables, with concrete floor.

193.96 sq m (2,088 sq ft)

**BUILDING E** - STABLE YARD - Block Stone under slate construction with timber frame windows. Forms three main open areas, one of which contains 5 x timber loose boxes. Two smaller areas, chemical store and tack room and further open or stable area. 337.94 sq m (3,638 sq ft)

**BUILDING G** - STABLE YARD - Open Fronted Barn Of stone and brick under corrugated roof construction, 8 bay, 6 are open fronted, 2 are enclosed. There are a mix of brick, timber and block internal partitions. 94.82 sq m (1,021 sq ft)

**BUILDING F** - L Shape Open Barn RSJ construction, part block walls, part timber, part stone where bordering adjacent property. 647.80 sq m (6,973 sq ft)

**TOTAL SQ FT** - 20,175



## Property information

**Services:** Mains electricity and water. Oil central heating.

Private drainage. Fibre optic broadband - Gigaclear.

**Local authority:** West Oxfordshire District Council

01993 861000

**Tenure:** Freehold

**Council Tax:** Band D

**Planning:** There is approved planning permission (ref 22/03441/LBC) - Modifications to the main dwelling to include proposed single storey flat roof rear extension. Works to include conversion of attic and insertion of additional roof lights. Conversion of the two existing detached outbuildings to create a self contained unit and a separate gym/home office building. Alterations to existing gated access and garden walls.

**Rights of Way:** There are no rights of way across the property.

**Covenants & Restrictions:** There is a covenant in favour of the Church Commissioners attached to the property- for more detail please contact sole selling agent Knight Frank LLP.

## Directions (postcode GL7 3HD)

For directions please contact sole selling agent Knight Frank.

## Viewings

Strictly by prior appointment with Knight Frank LLP.

