

A large, multi-story stone barn with a grey slate roof and multiple dormer windows, situated on a green lawn next to a pond. The pond reflects the sky and the building. There are trees and a small dock with a bench on the right side of the pond. The scene is framed by green foliage in the foreground and background.

Bury Barn, Bourton-on-the-Water, Gloucestershire



A unique and substantial property overlooking its own private lake.

Summary of accommodation

Main House

Entrance hall | Kitchen/dining room | Sitting room

Cloakroom | Principal bedroom with en suite

Three further bedrooms | Two shower rooms

Annexe

Entrance hall | Dining room | Sitting room | Kitchen

Utility room | Shower room | Two generous bedrooms with en suite | Five further bedrooms | Bathroom | Shower room

Principal bedroom with en suite | Three further double bedrooms | Bathroom | Shower room | Fifth bedroom with sitting area on the second floor

Studio

Entrance hall | Cloakroom | Studio | Utility room

Bedroom with shower room on the first floor

Garden and grounds

Mature gardens with lake | Garden store/workshop

Garden shed

In all about 2 acres



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Situation

Bury Barn is situated at the end of Cemetery Lane, a no through road located amongst a range of beautiful fishing lakes located alongside the Dikler river yet only 900m from the High Street of Bourton-on-the-Water, a charming Cotswold village within the Windrush Valley in the Cotswold area of Outstanding Natural Beauty.

The village provides an extensive range of shops, pubs, restaurants and recreational facilities including a leisure centre. There are a wider range of shopping and recreational activities to be found at nearby Cheltenham, Cirencester and Oxford.

Schooling in the area is superb with a very good local primary school and the renowned and outstanding Cotswold School in the village. The surrounding villages offer a number of other good primary schools and a range of private schooling is on offer in Cheltenham and Oxford.

Communications in the area are exceptional. The A429 (The Fosse Way) provides efficient links to the A40 and M40 as well as the M5 at Cheltenham. Kingham Station provides a fast train service to London Paddington (approximately 76 minutes).

Bury Barn is extremely well located for all sporting interests, including many popular golf courses, National Hunt racing at Cheltenham, Stratford and Warwick, rugby at Gloucester, water sports at the Cotswold Water Park, many equestrian based sports and a superb local network of footpaths and bridleways to take in the wonderful countryside.

Distances

The Slaughters 1 mile, Stow-on-the-Wold 4 miles, Kingham (trains to London Paddington from 76 minutes) 8 miles, Burford 14 miles, Cheltenham 17 miles, Oxford 28 miles.
(Distances and times approximate)



Bury Barn

Bury Barn is a substantial Cotswold stone home located in a glorious position overlooking its own lake on the edge of the village. The property has been extended and renovated by the current owners to provide accommodation which is currently split in the main house to offer accommodation for the current owners, as well as a large holiday let.

Bury Barn provides exceptional space which is versatile depending on various buyers' needs. The property could be reconfigured easily to provide almost 6,000 sq ft as a single dwelling if required.

The accommodation in the main house provides a large open plan kitchen living space with views across the lawns to the lake, a side entrance hall, cloakroom and sitting room with vaulted ceiling overlooking the garden to the rear. The first and second floors offer a principal bedroom suite with bathroom and built-in cupboard with a further three bedrooms and two shower rooms.

The annexe is the larger side of the main property with an entrance hall, generous sitting room with dual aspect, open plan kitchen dining room, utility and shower room on the ground floor. The first floor provides two spacious bedrooms with en suite plus a further three bedrooms and a bathroom. A further two bedrooms and shower room are on hand on the second floor.

Outside, Bury Barn provides a range of outbuildings including a substantial studio building which consists of a large studio/office space on the ground floor with bi-fold doors overlooking the lake, a cloakroom and utility room. An exterior staircase leads up to a self-contained bedroom with en suite shower room.





Garden and grounds

Bury Barn is approached through electric gates with a gravelled drive and ample parking for several vehicles. The plot extends to just over 2 acres which includes a range of mature trees and borders, vegetable garden, large lawned areas and the lake with jetty.

Approximate Gross Internal Floor Area

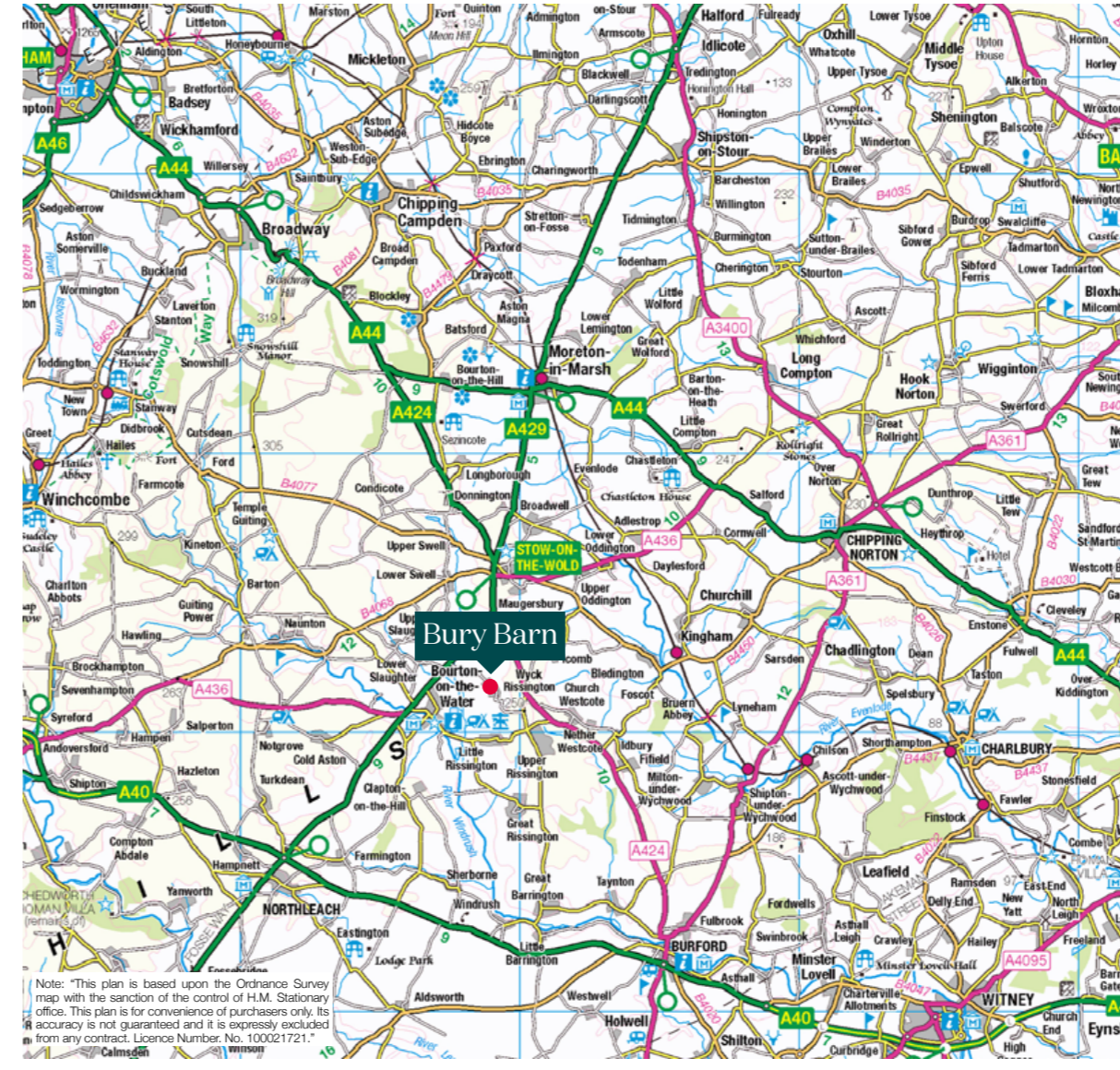
Main House: 554.7 sq m / 5,971 sq ft

Annexe: 93.7 sq m / 1,009 sq ft

Garden Store/Workshop: 37.4 sq m / 402 sq ft

Total: 685.8 sq m / 7,382 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.



Note: "This plan is based upon the Ordnance Survey map with the sanction of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Services

Mains water, electricity and gas. Private drainage. Broadband approximately 60 Mbps.

Local authority

Cotswold District Council. Telephone: 01285 623000.

Directions (postcode: GL54 2HB)

Approaching Bourton-on-the-Water from the Fosseyway A429, turn into the village at the traffic lights on to Station Road. Proceed along Station Road and just after passing the Co-op supermarket, the road bends to the right-hand side where the entrance to Cemetery Lane will be found on the left-hand side. Turn into Cemetery Lane and follow the lane for approximately 700m where the property will be found on the left-hand side.

EPC

Rated C.

Viewings

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

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