

# BOTTOM BARN

MIDDLE DUNTISBOURNE, GLOUCESTERSHIRE



MOORE & ALLEN  
— & INNOCENT —

BOTTOM BARN  
MIDDLE DUNTISBOURNE  
CIRENCESTER  
GLOUCESTERSHIRE  
GL7 7AR

Idyllic rural hamlet location, desirable converted Cotswold barn with annex and outbuildings set in approximately 8.75 acres, less than five miles north of Cirencester

- Stunning location
- Heart of the Cotswolds
- Cheltenham 11 miles
- Kemble Station 8 miles
- London Paddington 70 minutes
- Excellent local schooling
- In all extending to 4,496 sq ft (417 sq m)



GUIDE PRICE £1,500,000  
FREEHOLD

## LOCATION

The Duntisbourne valley wholly lies within an area of outstanding natural beauty. This protected part of the Cotswolds sits about a mile to the west of the Cirencester to Cheltenham (A419) trunk road affording good communication to nearby Market towns and the motorway networks.

The valley accommodates the four 'Duntisbourne' villages each reflecting small settlements of mostly period Cotswold cottages randomly set around the Norman churches; the villages each hug the hillside leading towards the meandering river Dunt. The area is vibrant for discovering either the numerous footpath networks or drystone walled lanes.

## THE PROPERTY

Middle Duntisbourne comprises a collection of period cottages and farm buildings that cluster around the charming ford crossing the river Dunt.

Bottom Barn comprises a detached period conversion of former agricultural barns set in 8.75 acres, nestled in the base of the valley with splendid rural views to the south. The property was sympathetically converted into a residential dwelling in the late 1990's. Traditional stone constructed beneath a pitched blue slate roof, the property affords spacious accommodation presented over two floors.

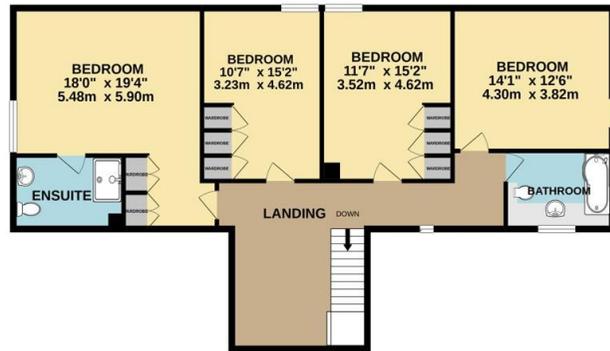
The ground floor embraces a magnificent entrance with balcony landing and open beams to the apex, sitting room with central fireplace housing a wood burning stove and glazed doors opening onto the gardens a second reception room with access into the courtyard. The generous proportioned kitchen has an oil fired double oven Aga that also includes a double electric oven and gas hob oven, range of fitted cupboards and ample space for central table for dining. The ground floor further encompasses utility / cloakroom and rear hall. Four bedrooms lie to the first floor, each of double proportion, en suite shower room and family bathroom.

A separate *Annex* features a large and well-lit open plan living space with shower room and kitchenette. Adjoining the annex lies the byre, a three-bay car port with covered outdoor games room.

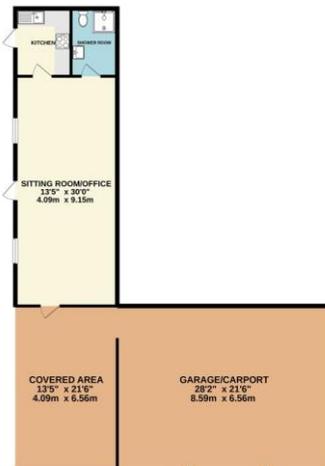
GROUND FLOOR  
1293 sq.ft. (120.2 sq.m.) approx.



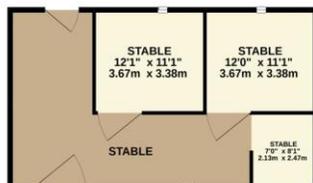
1ST FLOOR  
1148 sq.ft. (106.7 sq.m.) approx.



ANNEXE  
1418 sq.ft. (131.7 sq.m.) approx.



STABLE  
637 sq.ft. (59.1 sq.m.) approx.



## DIRECTIONS

Proceed north from Cirencester via Daglingworth, turning right shortly after the village hall and at the phone box signpost The Duntisbourne. Continue for about one mile turning right signpost Middle Duntisbourne. Drop down in the valley turning right shortly before the ford onto a gravelled driveway (proceed through the Dutch barn) leading into Bottom Barn.



## GENERAL INFORMATION

The property is freehold offering vacant possession upon completion. It is connected to mains electricity and water. Private drainage. Oil fired boiler powers the domestic hot water and heating systems. LPG cooking. EPC Band 'D'. Council Tax Band 'G' outgoings 2020/21 £2,915.59. Local authority, Cotswold District Council, Cirencester.



MA&I



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### DISCLAIMER

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

