The Downs Barn and The Downs Barn Lodge

Frampton Mansell · Stroud

Murrays
Sales & Lettings

The Downs Barn and The Downs Barn Lodge · Frampton Mansell Stroud · GL6 8HX

BEDROOMS: 7
BATHROOMS: 5
RECEPTION ROOMS: 4

GUIDE PRICE £1,950,000

- Stunning Barn Conversion
- Large Kitchen/Living/Dining area
- Detached 2 Bedroom/2 Bathroom Lodge
- Gardens and Paddocks
- One Bedroom attached Annexe with Kitchenette and Shower Room
- Superb Entertaining Spaces
- Ample Parking
- Swimming Pool
- Plot of circa 5 acres
- Within Easy Reach of Cirencester, Tetbury and Stroud

An exceptional country house with superbly proportioned living and entertaining spaces, self-contained one bedroom annexe, separate 2 Bedroom Lodge, swimming pool and circa 5 acres of landscaped garden, paddocks and woodland

DESCRIPTION

The Downs Barn offers a superbly proportioned country house with separate two bed lodge. The combined estate offers the rare opportunity to purchase a substantial Cotswold property beautifully laid out with a stylish interior designed with exceptional flair. The property works equally well as a family home as it does for entertaining, with the added bonus of The Lodge which offers a superb source of income generation.

The former barn is accessed via a sweeping driveway opening to an impressive facade with elegant Gothic-style arch in the glass panelled entrance. Dating back to the 17th century, the barn was converted into a sensational family home in 1986. The spacious reception hall sets the tone to this fabulous home which is welcoming and stylish in equal measure. Opening to a rear facing snug, tall arched windows with a nod to the Gothic era, overlook the garden, creating a light-filled space which would work equally well as a dining hall. The kitchen is clearly the heart of the home and a fantastic room for hosting family and friends. A beamed ceiling adds character and a cream Aga provides a cosy focal point. There is ample space for a large dining table and a sofa, perfect for chatting with family and friends whilst cooking up a feast. A garden room leads off the kitchen and out to the garden, making the layout ideal for alfresco entertaining. Leading off the kitchen is a good sized utility/back kitchen. A ground floor annexe including bedroom with en-suite and kitchenette, offers a great self-contained space for multi-generational living.

A spacious and bright lower level games room/gym opens to a landscaped sunken garden with manicured topiary. The drawing room is located on the first floor and offers a magnificent entertaining space with hand-painted checkerboard walls, large feature fireplace and superb views over the garden and as far-reaching as the Marlborough Downs. Six bedrooms are spread across the first and second floors, three with en-suite plus a further family bathroom with hand-painted silver leaf mural and separate WC on the top floor. The principal suite on the second floor has a sensational arched window and magnificently stylish hand-painted ceiling.

The grounds are beautifully presented with a mixture of landscaped gardens, paddocks and woodland. Formal gardens envelope the main property with a fabulous swimming pool tucked away to the rear of the house, together with well-stocked borders, sunken topiary garden and established trees. A magnificent tree-lined avenue runs through the centre of the two paddocks. Outbuildings comprise a garage, workshop, good sized garden store and a field shelter.

Detached from the main house, The Downs Barn Lodge offers a beautifully presented two bed cottage with spacious open-plan kitchen/living area, opening to a courtyard garden, two bedrooms, one en-suite, plus a further bathroom. The Lodge is currently run as a successful holiday let but would work equally well for multi-generational living.

EXIT

LOCATION

Frampton Mansell is a charming Cotswold village in the parish of Sapperton. Surrounded by open fields, The Downs Barn is within easy reach of both Stroud and Cirencester and within a few minutes walk from the award winning Organic Farmshop and cafe, The Jolly Nice Cafe. Priding itself on supplying local produce and superb coffee, The Jolly Nice Farmshop has more recently opened a bar and started hosting regular evening events.

The village of Frampton Mansell itself benefits from a popular pub, thriving community spirit, village hall, shop and parish church, all within walking distance of The Downs Barn.

The market towns of Stroud, Cirencester and Tetbury are all within easy reach. Famously known for its arts and music scene, Stroud is the closest town for amenities with several leading supermarkets, including Waitrose, numerous sporting facilities and an award winning Saturday Farmers Market. Cheltenham is also less than 20 miles away with its well-known arts and music festivals, national racecourse, shopping and theatre.

One of the key draws to the area is the excellent choice of schools in both the state and private sector. Beaudesert Park, Westonbirt and Cheltenham College and Ladies College, are all within easy reach. There are also several sought after grammar schools in Stroud, Gloucester and Cheltenham and the neighbouring village of Sapperton has a popular primary school.

The village is well placed for travel links with mainline trains into London Paddington from nearby Kemble and Stroud stations and the M4 and M5 motorways also within easy reach.

DIRECTIONS

From our Minchinhampton office, leave the town via the Market Square and head along Butt Street until you reach the main Cirencester Road; turn right and follow the road for circa 1.5 miles, passing the Ragged Cot pub. At the roundabout, take the second turning onto the A419 in the direction of Cirencester and after circa 0.5 miles turn right just before The Jolly Nice cafe and immediately sharp right again towards Aston Down Aerodrome. The Downs Barn and Lodge will be found after circa 300 yards on your right hand side, accessed via a five bar wooden gate.

Saris

MURRAYS
SALES & LETTINGS

Stroud
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3 King Street, Stroud GL5 3BS

Painswick
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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton
01453 886334
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3 High Street, Minchinhampton GL6 9BN

Mayfair
0870 112 7099
info@mayfairoffice.co.uk
41-43 Maddox Street, London W1S 2PD

TENURE
Freehold

EPC
F

SERVICES
Water and Electricity are connected to the property. Oil fired central heating. Septic Tank drainage. Cotswold District Council, tax band G. OFCOM Checker, broadband standard 15 Mbps and Ultrafast 1000 Mbps. Mobile - Vodafone indoor, all likely outdoor.

For more information or to book a viewing please call our Minchinhampton office on 01453 886334

The Downs Barn, Frampton Mansell, Gloucestershire

Approximate IPMS2 Floor Area	
Downs Barn	480 sq metres / 5167 sq feet
Downs Barn Lodge	89 sq metres / 958 sq feet
Garage / Workshop	24 sq metres / 258 sq feet
Garden Store	9 sq metres / 97 sq feet
Total	602 sq metres / 6480 sq feet
(Includes Main House Limited Use Area	31 sq metres / 333 sq feet)

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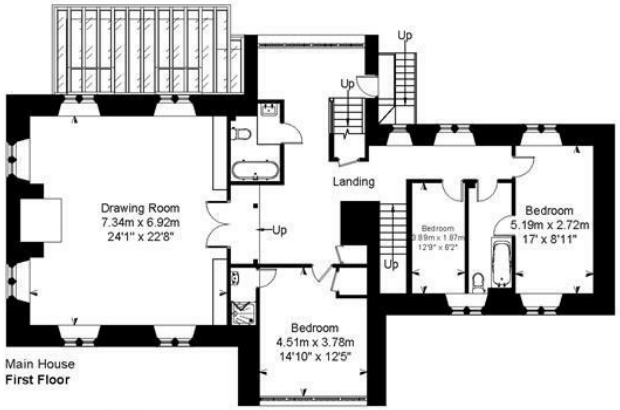
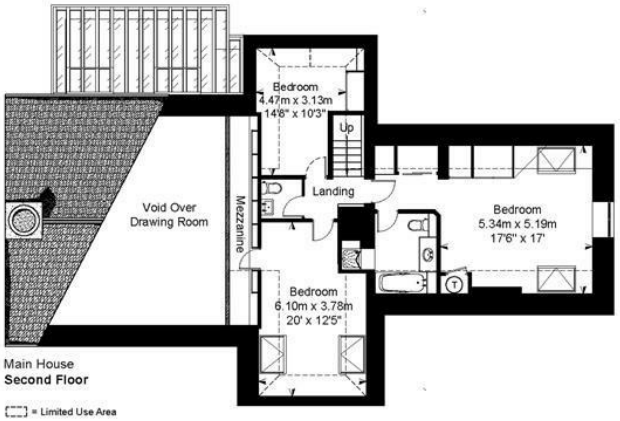
Job No SP3195
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation

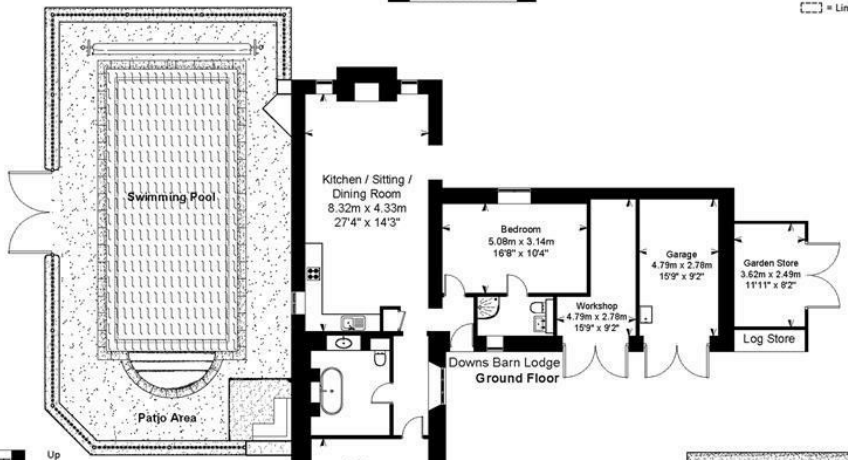


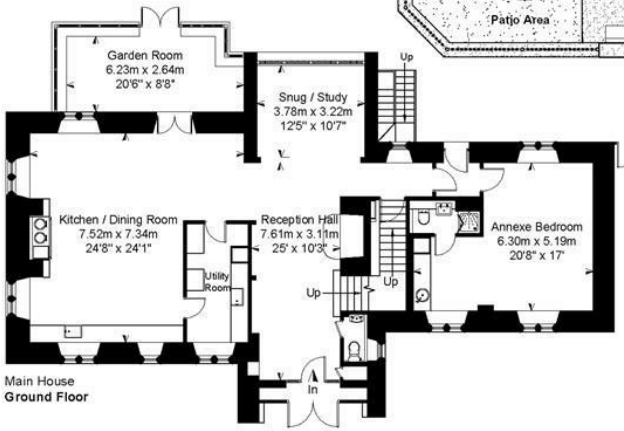
Main House
First Floor



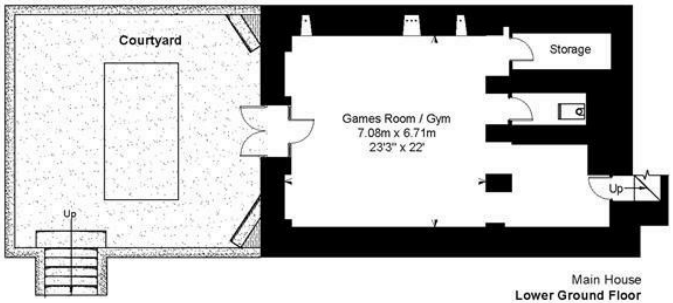
Main House
Second Floor

= Limited Use Area





Main House
Ground Floor



Main House
Lower Ground Floor

SUBJECT TO CONTRACT

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