

DUNTISBOURNE LEER FARM  
DUNTISBOURNE LEER · CIRENCESTER



**MURRAY'S**  
SALES & LETTINGS







# DUNTISBOURNE LEER FARM

## DUNTISBOURNE LEER

### CIRENCESTER · GL7 7AS

**BEDROOMS: 6**

**BATHROOMS: 3**

**RECEPTION ROOMS: 3**

**GUIDE PRICE £2,350,000**

- Exceptional Family Home
- Idyllic Cotswold Hamlet Location
- Farmhouse Kitchen
- Circa 6.8 Acres of Garden & Paddocks
- Magnificent Barn ideal for Family Parties
- Period Features
- Grade II Listed
- Extensive Outbuildings
- Two Storey Studio
- Within Easy Reach of Excellent Schools

**An enchanting former farmhouse offering immense charm and a wealth of period features nestled in an unspoilt Cotswold hamlet with nearly 7 acres of grounds, stabling and extensive outbuildings**

### Background & History

Duntisbourne Leer Farm offers a magnificent family home in an idyllic location; the sort of home where lasting memories are made.

Steeped in historic interest, the Grade II Listed former farmhouse harmoniously combines period features with modern updates. The principal residence dates back to the C15th with a later C18th extension and there was even a dwelling listed on the site of the farmhouse in the Domesday book.

The modern day Duntisbourne Leer Farm offers the perfect combination of space alongside cosy corners. A traditional farmhouse kitchen sits at the heart of the home. Three receptions offer a room for all occasions and large landings on the upper floors create a wonderful sense of space. Aged beams, window seats, flagstone floors and shutters created from old church pews, together create a timeless sense of history and charm.

Offering a wealth of character and nearly 10,000sq feet of accommodation and outbuildings, the property provides an idyllic setting to bring up a family.

### Property Details

A sweeping driveway leads to an enclosed courtyard enveloped by historic outbuildings belonging to the original farm, along with ample driveway parking.

An impressive oak door opens to a spacious reception hall with original flagstone floor and plenty of room to store muddy boots and country paraphernalia.

The heart of any home is always the kitchen and Duntisbourne Leer Farm is no exception. Formerly the grain store to the original farm, the kitchen is a wonderful space for family living. A cream Aga provides a warming focal point and shaker style units create plentiful discreet storage. Ideally designed for informal entertaining and family suppers, there is room for a large table along with a sofa and armchairs for relaxed living. Double doors open to a paved terrace, the perfect spot for alfresco dining or a morning coffee.

When looking to entertain more formally, the dining room offers a handsome room full of character with a large inglenook fireplace ideal for long nights spent chatting with friends over dinner

before retiring to the drawing room with its open fire and pretty view over the courtyard. Meanwhile, a separate sitting room/snug provides an additional reception, ideal for teenagers or family TV nights.

Two separate staircases lead to the upper floors with three first floor bedrooms and a further three bedrooms and two bathrooms on the upper floor. The principal bedroom has a pretty outlook over the terrace and garden with adjacent large en-suite Jack and Jill bathroom. A spacious landing creates a decadent sense of space and also works well as an office area. A useful laundry area is located on the first floor.

### Grounds and Outbuildings

The garden and grounds at Duntisbourne Leer Farm are an absolute delight. Set in 6.8 acres the property benefits from a level lawn overlooking its paddocks, ideal for horses and livestock, along with various courtyard seating areas to enjoy the tranquil surroundings.

The property benefits from a host of outbuildings including a restored stone cattle shed now used as a two storey studio and a stunning Cotswold stone

barn which has handsome large doors opening into the main barn with a purpose-built stage that has played host to many a performance created by amateur theatrical groups for children; this has also been used extensively by the current owners to host family parties and weddings and village social events.

Further outbuildings flank the main barn including beautifully preserved stables, workshops and stores. The stables could accommodate up to two horses for families with an equestrian interest but they also have the potential for development into guest accommodation or office space, subject to the necessary planning consent.

Planning was previously granted (now lapsed) to convert the first floor above the stables into ancillary accommodation (App Ref: 20/03858/Ful).





## Location

The location of Duntisbourne Leer Farmhouse is one of its key attributes. Nestled in a picturesque valley, the property offers the best of all worlds. An idyllic, peaceful location yet still within easy reach of the nearby market towns of Cirencester and Minchinhampton and within close proximity to transport links.

The hamlet is set in a small valley along the Dunt stream and is one of four Duntisbourne hamlets that follow the stream along the valley. The stream crosses the road by a shallow ford running across the side entrance to the house creating a picture perfect scene of Cotswold living at its finest.

The hamlet shares community infrastructure with the neighbouring villages with Duntisbourne Abbots Village Hall serving Duntisbourne Leer. Surrounded by glorious countryside, the location is ideal for walking, riding and cycling.

There are also several popular pubs and eateries in the local area including The Bell at Sapperton and The Jolly Nice Farmshop and Cafe in Frampton Mansell, both well worth a visit and circa four miles away.

The market town of Cirencester, deservedly known as 'The Capital of the Cotswolds' is just over four miles away. With a magnificent Abbey in the heart of the town, Cirencester hosts a weekly market and also has a fine selection of independent retailers, coffee shops and restaurants. The smaller market town of Minchinhampton is also within a 15 minute drive with a pretty high street with coffee shops, a pub and local stores.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought-after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Beaudesert Park in nearby Minchinhampton, Westonbirt near Tetbury, Wycliffe in Stonehouse and Rendcomb. Cirencester is also well-known for its popular Royal Agricultural University.

Transport links are excellent with trains into London Paddington from nearby Kemble Station (circa 75 minutes from Kemble to London) and ease of access to the A419/417 dual carriageway linking up Swindon and Junction 15 of the M4.



## Directions

From our Minchinhampton Office, continue up the High Street to Butt Street and turn right onto Cirencester Road. Continue to the roundabout and turn right onto the A419. After 2 miles turn left at Chapmans Cross sign posted to Sapperton. At the next cross roads, continue straight over. After approx. 2.5 miles on Jackbarrow Road you will come to an unsigned lane (Crabtree Lane) on the right. Take this and after 1 mile where the road divides, keep left and continue into the village. The gated access to the driveway of Duntisbourne Leer Farm is on the right hand side of the lane just after a signpost.









# MURRAYS

SALES & LETTINGS

## Stroud

01453 755552

stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

## Painswick

01452 814655

painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

## Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

## Mayfair

0870 112 7099

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



## TENURE

Freehold

## EPC

N/A Grade II Listed

## SERVICES

Mains electricity and water are connected to the property. Oil CH. Septic tank drainage. Cotswold District Council Tax Band G, £3,668.65 Ofcom Checker: Broadband - Standard 2 Mbps, Ultrafast 1000 Mbps. Mobile Coverage - Vodafone

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



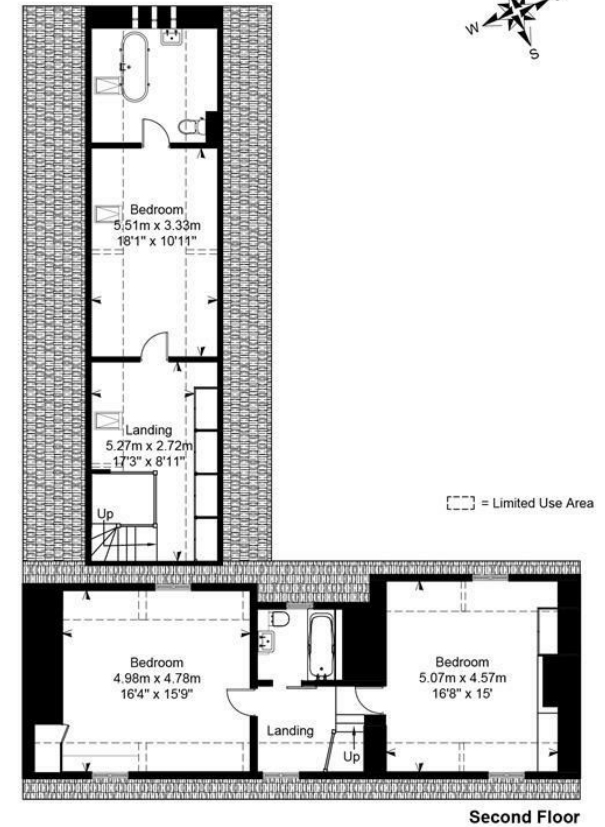
## Duntisbourne Leer Farm, Duntisbourne Abbots, Gloucestershire

Approximate IPMS2 Floor Area  
House

378 sq metres / 4068 sq feet

(Includes Limited Use Area

38 sq metres / 409 sq feet)



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This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
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IPMS = International Property Measurement Standard

## SUBJECT TO CONTRACT

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