established 200 years

Tayler & Fletcher

Tallet Cottage, 5 Turville Barns

Eastleach, Gloucestershire, GL7 3QB

Guide Price £850,000

Tallet Cottage, 5 Turville Barns

Eastleach, Gloucestershire, GL7 3QB

A beautifully presented and recently updated Grade II listed converted barn, with light and spacious accommodation arranged over two floors, ample parking, private garden and a large double garage set in a mature range of converted barns on the edge of a peaceful and popular Cotswold village. For sale with no onward chain.

LOCATION

Eastleach is a small sought-after Cotswold village, set in the Leach Valley between Burford and Cirencester. The village is characterised by its traditional Cotswold stone houses and historic churches to either side of the River Leach and famous clapper bridge. The village has a very active community with a village hall, and the well known Victoria public house. The surrouding countryside has excellent footpaths directly on the doorstep. Burford is approximately 6 miles away, providing a good range of shops, cafés, pubs and everyday amenities, while Lechlade, Fairford and Cirencester offer further shopping, dining and leisure facilities including secondary schooling at Farmors in Fairford. The village is also well placed for access to the wider Cotswolds, making it an excellent base for both country living and exploring the surrounding area.

DESCRIPTION

Tallet Cottage comprises a beautifully presented converted barn, forming part of a bespoke range of converted barns on the edge of the village. The property, which is Grade II listed has been sympathetically improved and updated by the current owner providing an impressive Aga kitchen / family room with French doors out to the garden to the rear, a light and spacious double aspect principal reception room with French doors out to the garden and a study off. There is also a hall, utility and cloakroom on the ground floor. On the first floor, the principal bedroom with Tallet steps, has a recently refitted en suite bathroom, and there are three further double bedrooms and a family bathroom. The property has a private south facing garden to the rear, ample parking to the front and also a good sized double garage with useful additional space. The property is offered for sale with no onward chain.

Approach

Recessed entrance with outside light and solid timber stable door with double glazed inset and panel to side to:

Hall

With recessed ceiling spotlighting and door to cloaks cupboard with electricity meter and fuse box. Separate painted timber door to:

Cloakroom (to be fitted out by purchaser)

Double glazed casement to front elevation.
From the hall, painted timber door to:

Sitting Room

With stairs rising to first floor, heavily beamed ceiling, two double glazed casement windows to front elevation and double glazed French doors with matching panels to either side leading out to the rear garden. Substantial stone fireplace with stone bressumer and fitted with a Clearview stove. Recessed ceiling spotlighting. Painted timber door through to the:

Study

With double glazed casement window overlooking the rear garden and with recessed ceiling spotlighting and built-in book shelving.
From the hall, painted timber door to:

Utility Room

With a range of fitted units with granite worktop with tiled splash back, inset stainless steel sink unit with circular drainer, sink and chrome mixer tap. Space and plumbing for washing machine. Range of below work surface cupboards and drawers and housemaids cupboard to one side. Pair of eye level cupboards and double glazed casement window overlooking the front drive.
From the hall glazed timber door to:

Kitchen/family Room

With continuation of the tiled floor, two oven cream Aga (oil-fired), worktop with tiled splash

back, four ring Neff hob and built-in oven/grill below. Double bowl ceramic sink unit with chrome mixer tap in a Corian worktop. Comprehensive range of below work surface cupboards and drawers, built-in dishwasher and three quarter height unit to one side with built-in refrigerator and freezer. Further three quarter height unit for microwave and storage. Range of eye level cupboards with glazed doors, plate rack and storage. Recessed ceiling spotlighting throughout and beamed ceiling. Double glazed casement window overlooking the rear garden and a pair of double glazed doors leading out to the terrace and rear garden
From the sitting room, stairs with timber handrail and balustrade lead to the:

First Floor Landing
With double glazed casement window overlooking the rear garden, beamed ceiling, access to roof space and painted timber door to airing cupboard with pressurised hot water cylinder and pine slatted shelving. Painted timber door to:

Bedroom One
With solid timber door with double glazed insert to tallet staircase to the front of the property, double glazed casement window to the front elevation and extensive range of built-in wardrobes with hanging rail and shelving over. From the bedroom, painted timber door to:

En Suite Shower Room
Recently installed with deep walk-in shower with glazed sliding doors, recessed ceiling spotlighting, chrome vertical towel rail and inset wash hand basin with chrome mixer tap with cupboards below. Low level WC with built-in cistern and double glazed casement to front elevation, From the landing, door to:

Bedroom Two
With double glazed casement window overlooking the rear garden and door to built-in cupboard with hanging rail and shelving.
From the landing, painted timber door to:

Family Bathroom
With tiled floor, bath with tiled surround, chrome mixer tap and separate wall mounted shower with chrome fittings and folding glazed shower panel. Low level WC, pedestal wash hand basin with chrome mixer tap and tiled surround. Double glazed casement to front elevation and chrome heated towel rail.
From the landing, painted timber door to:

Bedroom Three
With double glazed casement window to front elevation, extensive range of built-in wardrobes and built-in shelving.
From the landing, painted timber door to:

Bedroom Four
With built-in wardrobes and double glazed casement window overlooking the rear of the property.

OUTSIDE
Tallet Cottage is approached from the shared driveway for Turville Barns via a pair of timber gates with gravelled drive leading up to the front of the property with a curved lawn adjoining and a path leading to the front door and across the front of the property. There are herbaceous borders surrounding and a Copper Leaf Maple to the front. Set to the rear of the property is the principal garden laid mainly to lawn with a wide deep paved terrace immediately to the rear of the house leading to the lawn with a variety of herbaceous borders and shrubs surrounding. Further paved terraced seating area and oil storage tank. Set separately and accessed via two pairs of double doors is a DOUBLE GARAGE with ample additional storage.

SERVICES
Mains Electricity, Water and Drainage are connected. Oil-fired central heating.

LOCAL AUTHORITY
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

COUNCIL TAX
Council Tax band G. Rate Payable for 2026/ 2027: £3,929.77.

MANAGEMENT CHARGE
There is a small annual charge for maintenance of the communal grounds - currently £100 per quarter. One person from each house in the development is appointed a director of the Manor Farm Barns Residents Association Ltd.

DIRECTIONS
On approaching the village from Southrop you will see the Victoria public house set on the hill in front of you, bear left and access to Turville Barns will be found shortly on the left hand side with Tallet Cottage, No.5 Turville Barns being set back on the left hand side. The garaging will be found on the right hand side as you enter Turville Barns.

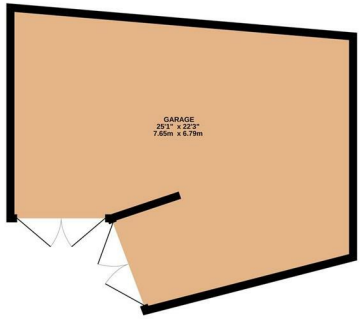
Floor Plan

TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

Garage Floorplan

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
Tel: 01451 820913 Email: bourton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk