established 200 years

Tayler & Fletcher

The Old Cowshed,

Brockhampton, GL54 5XQ

Guide Price £735,000

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NO ONWARD CHAIN. A detached single storey Cotswold stone barn conversion occupying a superb peaceful position on the edge of the village with private gardens and adjoining paddock.

LOCATION

Brockhampton is a charming and unspoilt small rural Cotswolds village set on the Western edge of the Cotswolds which along with the adjoining village of Sevenhampton has a lovely parish church of St Andrew, a village hall and active village community. The historic town of Winchcombe (5 miles) provides a superb range of local shops and pubs/restaurants and is also home to Sudeley Castle. The region's major commercial and cultural centre of Cheltenham lies just 9 miles to the west. Cheltenham provides a comprehensive range of services and amenities with excellent shopping including most of the nation's largest retailers and restaurants. It is also home to Prestbury Racecourse, cinemas and the Everyman Theatre and hosts major festivals including the annual literature, jazz, science and cricket festivals. There are also mainline rail services. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and there is excellent access to the local footpath network.

DESCRIPTION

The Old Cowshed comprises a substantial detached single storey barn conversion of Cotswold stone elevations under a part Cotswold stone and part reconstituted stone slate roof set in a superb position on the edge of the village with lovely views out to the surrounding hills. The property was converted in the mid 1990s remaining in the same family ownership. The accommodation is arranged over one floor, with a hall across the rear of the property with a triple aspect sitting room to one end, with a utility room/cloakroom, Aga kitchen, 2 double bedrooms and a family bathroom. There is ample parking to the front of the property together with a good sized garden to the rear. Access is via a long track from the lane, leading to The Old Cowshed and the adjoining property.

Set to the front of the property is the paddock extending to approximately 1.2 acres, being permanent pasture surrounded by a Cotswold stone wall, with a separate gated access from the lane.

Approach

Part double glazed panelled timber front door to:

Kitchen/Breakfast Room

Comprising a two oven Aga and a simply fitted kitchen with worktop with tiled splash back, comprehensive range of below work surface cupboards and drawers, space and electric point for cooker. Two pairs of eye level cupboards, extractor over Aga, space for upright fridge/freezer, exposed timber a-frame and purlin with vaulted ceiling. Double glazed casement window to front elevation and separate glazed panel through to the rear hall. Door to larder cupboard with shelving and electricity meter. Wall mounted Netta electric panel heater.
A wide archway interconnects through to the:

Rear Hall

stretching across the rear of the property with double glazed panelled timber door to rear garden with mat well. Continuation of the tiled floor, access to attic storage, pair of double glazed casement windows overlooking the rear garden and painted timber door to the:

Utility Room/Cloakroom

With Worcester Green Star oil fired central heating boiler, low level WC and wall mounted wash hand basin with tiled splash back. Two opaque double glazed casement windows to front elevation. Space and plumbing for washing machine. Recessed ceiling spotlighting.
From the hall, timber door through to:

Sitting Room

Triple aspect with double glazed casements to front, side and rear elevations. Exposed timber a-frame, purlin and substantial beams. Stone

fireplace with timber bressummer and stone flue, fitted with a Villager woodburning stove on a slate hearth. Built in shelving to one side. Six wall light points.
From the hall, timber door to:

Bedroom One
With two pairs of double glazed casement windows to front elevation, two wall light points and a pair of louvred doors to built in cupboard with shelving, Access to roof space. From the hall, painted timber door to:

Bathroom
With matching suite of pannelled bath with chrome mixer tap with separate wall mounted shower, chrome fittings and glazed shower panel. Low level WC, pedestal wash hand basin with tiled splash back and wide double glazed casement window to front elevation. Recessed ceiling spotlighting. Painted timber door to airing cupboard with pressurised hot water cylinder and pine slatted shelving.
From the landing, painted timber door to:

Bedroom Two
With double glazed casement window to front and rear elevations, recessed ceiling spotlighting and access to loft space.

OUTSIDE
The property sits centrally in a generous garden plot with vehicular access via a track from the highway and ample parking to the front. The remainder of the front garden is laid mainly to lawn with a path surrounding and in turn leading to the rear garden. The rear garden is laid principally to lawn with a curved paved terrace to the edge of the property and with a further paved terrace leading out from the rear door, Greenhouse and two storage sheds to one side.

Set to the front of the property is the PADDOCK extending to 1.2 acres, being permanent pasture and surrounded by Cotswold stone walls, with a 5 bar gate and separate vehicular access to the North East corner.

The paddock is included with the main sale. However a sale of The Old Cowshed may be considered excluding the paddock if desired. Further details available from the agents.

SERVICES
Mains Electricity & Water are connected. Oil-fired central heating. Private drainage.

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

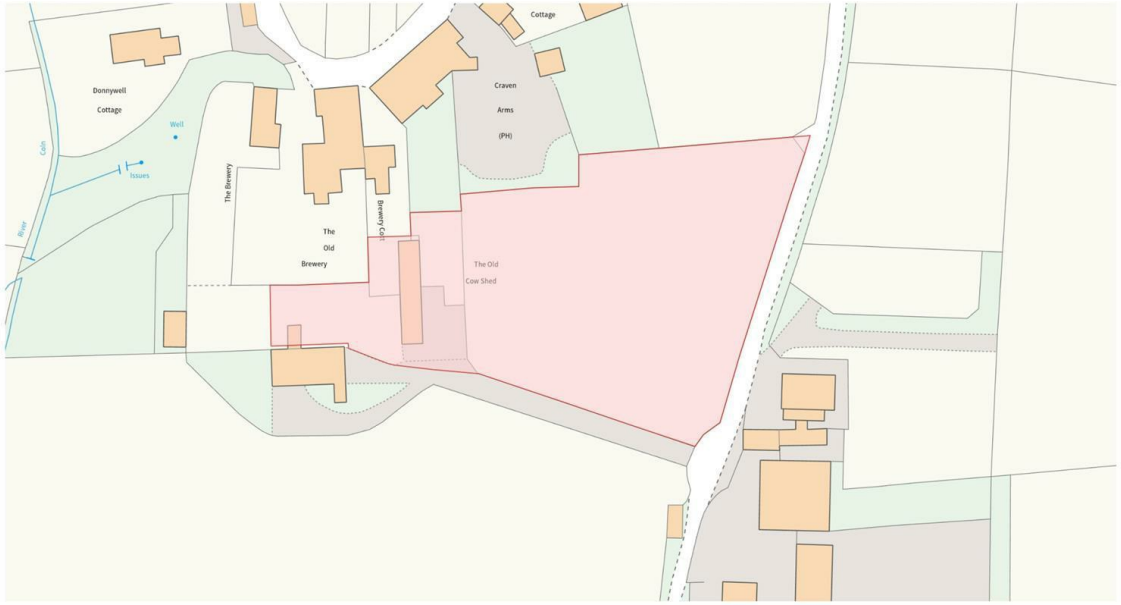
COUNCIL TAX
Council Tax band F. Rate Payable for 2025/ 2026: £3,185.86.

DIRECTIONS
From Bourton-on-the-Water take the A436 towards Cheltenham. Pass the junction with the B4068 from Stow and take the right hand turn signposted Brockhampton and Sevenhampton (adjacent to Cotswold Trailers). Proceed along the lane and drop down into Brockhampton village. At the Green in the centre of the village by the bus shelter, take the left hand turn and the Old Cowshed will be found shortly on the right hand side, being the last property set down beyond the paddock.

What3Words: ///farmer.crab.crockery

Site Plan

The Old Cowshed



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20 m
Scale 1:1000 (at A4)

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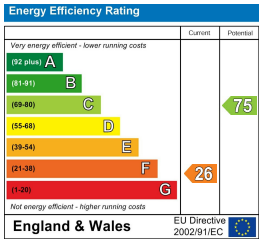
Area Map

Floor Plan

Approximate Gross Internal Area = 105.10 sq m / 1131 sq ft

Ground Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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