

established 200 years

Tayler & Fletcher



Little Barn, Empshill Farm, Farmington GL54 3ND

£1,495 PCM

A bespoke detached barn conversion set in a fine rural location to the North of Northleach occupying a private setting with two other dwellings. Available 1st August 2025.

Deposit £1,725

taylerandfletcher.co.uk

DIRECTIONS

From the A40 Northleach roundabout proceed in an Easterly direction towards Oxford. Shortly after the right hand turn signed Eastington, take the next left hand turn signposted to Farmington (through some distinctive stone gate piers). Bourton-on-the-Water take the Fosse Way south towards Northleach and Cirencester. Shortly before reaching the A40 and Northleach take the left hand turn signposted Farmington and Sherborne. Follow the lane for approximately 1 mile and upon entering Farmington proceed through the village, keeping the village green on the left hand side. Exit the village and take the right hand turn.

DESCRIPTION

Little Barn comprises a charming and individual detached barn conversion set at Empshill Farm just to the North of Northleach on the edge of the village of Farmington. The barn is set separately from the adjacent farmhouse and a further barn conversion and provides a bespoke detached property with beautifully appointed accommodation, comprising a vaulted open plan reception room with fitted kitchen to one end, a utility room, bathroom and bedroom. There is potentially further storage available as well as office accommodation and stabling if required/desired. (subject to landlords agreement).



Approach

A substantial timber door with glazed insert to:

Hall

With limestone floor and door to:

Kitchen

With continuation of the limestone flooring, with fitted kitchen comprising a range of built in cupboards, a Classic 100 range cooker, built in refrigerator and freezer, Miele dishwasher, one and a half bowl sink unit, tiled splash back, range of eye level cupboards and extractor over hob. Further worktop with oak framed casements overlooking the front of the property with cupboards and drawers below and a further deep counter with built in cupboards, drawers and wine storage opening out to:

Principal Living Area

With vaulted ceiling, exposed timber A frame and purlins, recessed ceiling spotlighting and stone columns fitted with double glazed oak framed casements with glazed doors to the front, and a pair of double glazed oak framed french doors out to the private garden area to the south of the property. Continuation of the limestone flooring with underfloor heating, part exposed Cotswold stone walls. From the hall, solid oak door to:

Utility Room

With continuation of the limestone flooring, stainless steel sink unit with mixer tap set in a pine work top with tiled splash back, range of built in cupboards below, LG washing machine, Miele dryer and oil fired central heating boiler, range of eye level cupboards. The entrance hall continues to:

Inner Hall

With built in book shelving and oak framed casements to the front of the property with exposed stone and recessed ceiling spotlighting with solid oak door to:

Bathroom

Comprising a corner bath with chrome mixer tap and handset shower attachment, low level W.C, separate walk-in corner shower, inset wash hand basin with cupboards below and to the side with mirror over and recessed ceiling spotlighting. From the hall, solid oak door to:



Bedroom

With double glazed casements to the front elevation, with built in book shelving and range of built in wardrobes, with hanging rails and shelving.

RESTRICTIONS

1. Pets by arrangement - In the event of a pet(s) being permitted by the Landlord within a rental property, the monthly rent will increase by 5%.
2. Non smokers only.



SERVICES

Mains Sub Metered Electricity. Water, Drainage and Oil for central heating to be separately charged for.



RENT

£1495 per calendar month which excludes electricity, water, drainage, oil, council tax and telephone charges.

LOCAL AUTHORITY & COUNCIL TAX

Cotswold District Council

Trinity Road, Cirencester, Glos GL7 1PX

Tel: 01285 623000

Council Tax Band D 2025-2026 £2,160.66

EPC RATING

E Rating

HOLDING DEPOSIT

A holding deposit of one week's rent £345 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

SECURITY DEPOSIT

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1,725 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

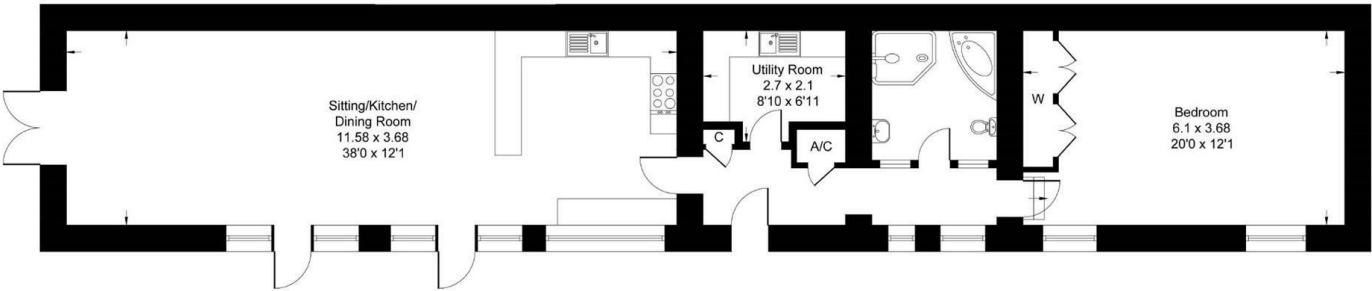
AGENT'S NOTES

Taylor & Fletcher will not be managing this property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Taylor & Fletcher should you wish to clarify specific items within a property.

Floor Plan

Approximate Gross Internal Area = 89.24 sq m / 961 sq ft

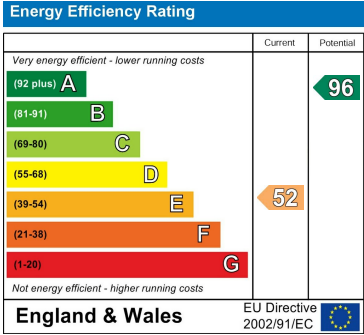


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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.