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OLD CART BARN

6 Old Dowmans Farm, Coberely, Cheltenham, GL53 9EE

# OLD CART BARN

6 OLD DOWMANS FARM, COBERLEY, CHELTENHAM, GL53  
9EE

*A unique and beautiful home of great charm,  
quality and character enjoying glorious views  
in this charming development in the heart of  
a sought after village.*

- Kitchen/Sitting/Dining Room
- Utility Room
- Cloakroom
- Principal Bedroom with En-suite
- Three Further Bedrooms with En Suites
- Open Plan Study/Home Office
- Landscaped Garden
- Parking for up to three cars

## DESCRIPTION

Positioned in the rolling countryside of Coberley village enjoying a panoramic view, Old Cart Barn is a beautiful barn conversion forming part of an exclusive and modern development of just seven Cotswold stone homes. Formally barns to the neighbouring farm, the properties were converted three years ago, enjoying the very best of village living with the contemporary comforts of a newer build.

The current and only owners have taken the original structure and made improvements to the finish and layout. Presenting the interiors in the most immaculate order with a clever combination of heritage charm and a modern approach to the space, volume and light. The beautifully presented accommodation is arranged over three floors with an open plan living arrangement on the ground floor with underfloor heating running throughout the ground floor. This wonderful space, features the kitchen to one side, which is well appointed with a range of units, Quartz worktops and integrated appliances in addition to a large breakfast island for seating. The kitchen itself seamlessly connects to a dining and sitting room, a social area with doors opening to a front gardens making a seamless inside outside living arrangement. A cloakroom with utility room completes the accommodation on this floor.

An oak and glass staircase leads centrally to the first floor and an open plan office which is a lovely space for a study area. The principal bedroom is a lovely space, occupying a large proportion of this floor,



it offers a dressing room and luxury en suite with a roll top bath and separate shower. Adjacent is bedroom two which also has an en suite shower room, both rooms enjoying wonderful views.

The second floor offers two lovely bedrooms, both with en suites and vaulted ceilings with partially exposed timber beams. Of worthy note, all the bathrooms also have underfloor heating.

#### OUTSIDE

Approached via a quiet country road surrounded by open countryside, creating an immediate sense of rural retreat. A driveway leads to the front of the house and to a block paved parking area for three cars with a pedestrian gate that opens into a landscaped westerly facing garden. The gardens are set to the front and as such, enjoy the most wonderful, open vista of the broader countryside scene that this village is so well regarded for. There is a paved terrace for outdoor seating and two sections of lawn, with laurel hedgerow and fencing enclosing the plot. The gardens have been designed with low maintenance in mind, making this ideal for anyone looking for a Cotswold bolthole with minimal upkeep.

#### SITUATION

Coberley is, without doubt, one of The Cotswolds most sought-after villages and as such homes here rarely come to the market. Picturesque and quintessential, the village is set within An Area of Outstanding Natural Beauty, well known for its beautiful walking and riding countryside. With an active community and exceptional primary school, Coberley C of E, this is a village for both families and professionals alike. The neighboring village of Cowley has the beautiful Cowley Manor with its gym, spa and wonderful dining options. There is an excellent public house and village farm shop in Cockleford and a short drive a little further on, is a well-stocked mini shop with a post office in Colesbourne. Coberley is idyllic for those seeking a country and town lifestyle, offering a rare balance of a rural setting yet close to both Cirencester and Cheltenham, two cultural centres offering exceptional day to day facilities, shopping, leisure and sporting opportunities including a number of excellent golf course within a short commute. Cheltenham is extremely accessible, only six miles, a beautiful town that offers a cosmopolitan lifestyle which is well regarded for its lively restaurant culture and world-renowned schools including The Cheltenham Ladies' College, Cheltenham College and Dean Close. As well as superb educational facilities, the town is well known for the many literary and music festivals that it hosts as well as the cricket and National Hunt festivals. From Old Cart Barn, there is easy access to the M5 and the M4 via the A417/419, with a train service from Cheltenham and Kemble

#### AGENT NOTES

An energy efficient Air Source Heat Pump is the source for heating. Local Authority – Cotswold Borough Council Band F. Tenure – Freehold. EPC Rating – B



# FLOORPLANS

Approximate Floor Area = 214.2 sq m / 2306 sq ft (Including Eaves)



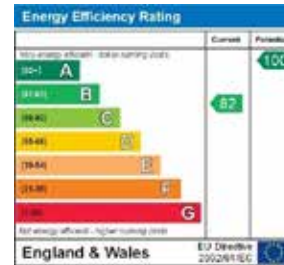
Ground Floor



First Floor



Second Floor



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