



JAMES PYLE & Co.

Stone Farm Barns, 8 Farm Lane, Leighterton, Tetbury, Gloucestershire, GL8 8US

Detached Grade II Listed barn conversion
 Attached 1 bedroom annexe
 3/4 bedrooms
 Charming walled gardens of 0.60 acres
 Planning permission to convert outbuilding
 into ancillary annexe/gym/home office
 Generous proportions throughout
 Farmhouse style kitchen
 2 large reception rooms
 No onward chain



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £1,500,000

Approximately 3,660 sq.ft.

‘Set in the peaceful village of Leighterton, a magnificent barn conversion boasting a 1 bedroom annexe, large walled gardens of 0.60 acres, parking and garaging/outbuildings with planning permission’



The Property

Stone Farm Barns is an impressive Grade II Listed barn conversion complete with an adjoining self-contained 1 bedroom annexe. The property lies within a peaceful small close of varying period barn conversions quietly located in the very pretty and rural village of Leighterton. The whole is accompanied by charming walled gardens and an orchard, extending in all to some 0.60 acres. Additionally, there is an ample private parking forecourt beside outbuildings/garaging which have just had planning permission granted to convert into ancillary accommodation.

Converted in the 1990s from a tumble down barn, the property has retained much of its charm and period features. The barn has striking elevations with projecting barn porches at both the front and rear, whilst there is an enchanting archway linking the main barn to the annexe. Internally, the principal

accommodation includes a large reception room at the heart with a magnificent galleried staircase. Within this reception room there is a sitting area overlooking the garden at the front, and a cosy living area with a stone fireplace and wood-burner stove inset. Glazed partitioning leads to the dining room which adjoins the farmhouse style kitchen, fitted with a range of antique pine units and a vaulted ceiling above. On the first floor, there are three bedrooms and two bathrooms. The larger bathroom is fitted with a cast iron roll-top bath, a separate shower and is conveniently beside the principal bedroom whilst the other two bedrooms are served by a shower room. The barn offers some 2,185 sq.ft. of accommodation. The landing provides access to the delightful glazed bridge which cleverly connects to the first floor of the annexe which provides a fourth bedroom. The annexe is a wholly self-contained wing offering excellent ancillary accommodation suitable for a range of requirements. The

annexe has its own private entrance complete with a courtyard garden, but does also connect to the main barn and offers an extension of the primary accommodation if preferred. The accommodation extends in all to a sizable 872 sq.ft. The ground floor layout includes two reception rooms, the living room of which with a log effect electric burner, and a fitted kitchen. Upstairs there is a good-sized double bedroom with a vaulted ceiling and en-suite bathroom.

Approached over a gated gravelled driveway, there is plenty of off-street parking positioned in front of the outbuilding/garage which has water, drainage and power connected. Planning permission was granted in February 2024 (ref: 23/02819/LBC) to convert the outbuilding into an ancillary annexe creating a self-contained unit comprising an open plan living area with one bedroom and en-suite. This conversion lends itself as an excellent home office or home gym area as well as an

additional living space.

There are gardens to the front and rear of the barn, laid mostly to lawn and all bound by stone walling. The formal garden is arranged to the front of the barn enjoying a good-degree of privacy and a west-facing aspect. Within this garden there is a lovely waterfall feature and a lily pond. Beyond, there is a larger lawn with raised vegetable beds and an orchard. There is a range of productive fruit trees within the grounds including apple, plum, fig and pear.

Tenure & Services

We understand the property is Freehold. Both the main barn and the annexe have oil fired central heating benefitting from an oil tank each. Mains drainage, water and electricity are connected to the property. Gigaclear broadband is available (currently not connected).





Situation

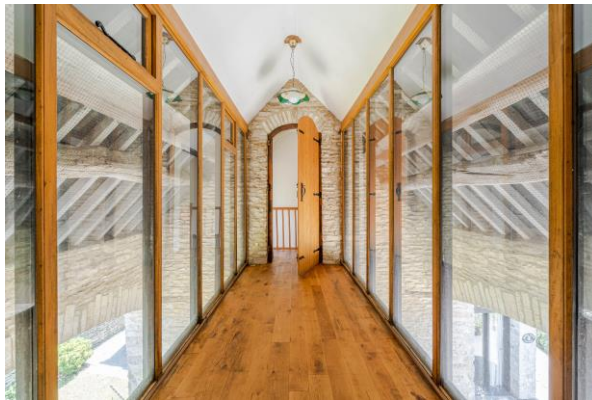
Leighterton is an excellent rural village situated equidistance between Tetbury and Wotton-under-Edge. The village has a pretty church, duck pond and popular primary school as well as the well-regarded Royal Oak pub. Both the market town of Tetbury and Wotton-under-Edge have a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centres. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. The village is surrounded by beautiful Gloucestershire countryside with a wide range of footpaths and bridleways. The renowned Westonbirt Arboretum is a 5 minute drive away along with Westonbirt Golf Course. Both the M4 and M5 are easily accessible for commuting to Bath, Bristol, Gloucester and the South West. Kemble Station has regular services to London Paddington (75 minutes).

Directions

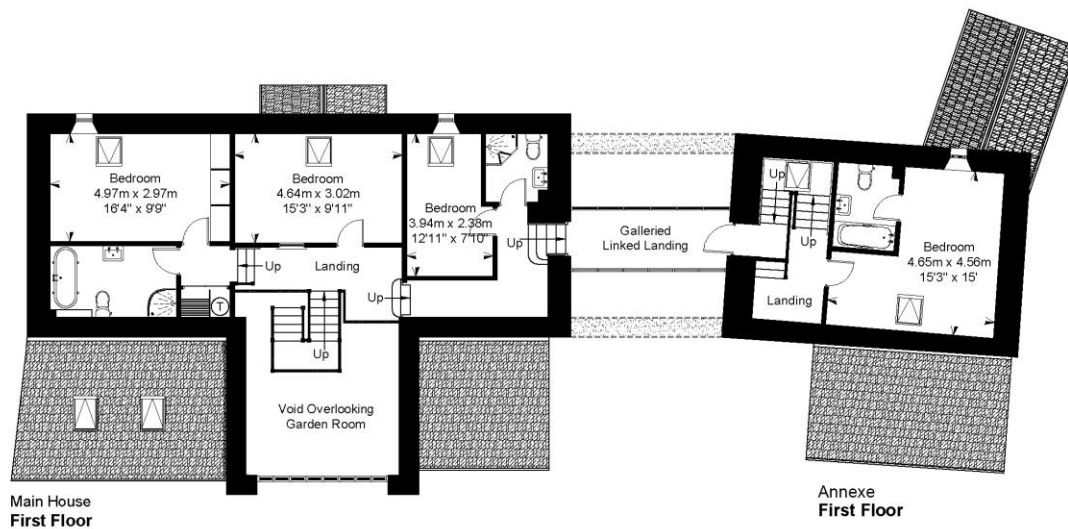
From the Royal Oak at the centre of the village, bear right into Back Lane and take the next left hand turn into Farm Lane to locate the property as the first on the left hand side. Postcode GL8 8US. What3words: ///walls.blocking.successor

Local Authority & Council Tax Band

Cotswold District Council - F







**Main House
First Floor**

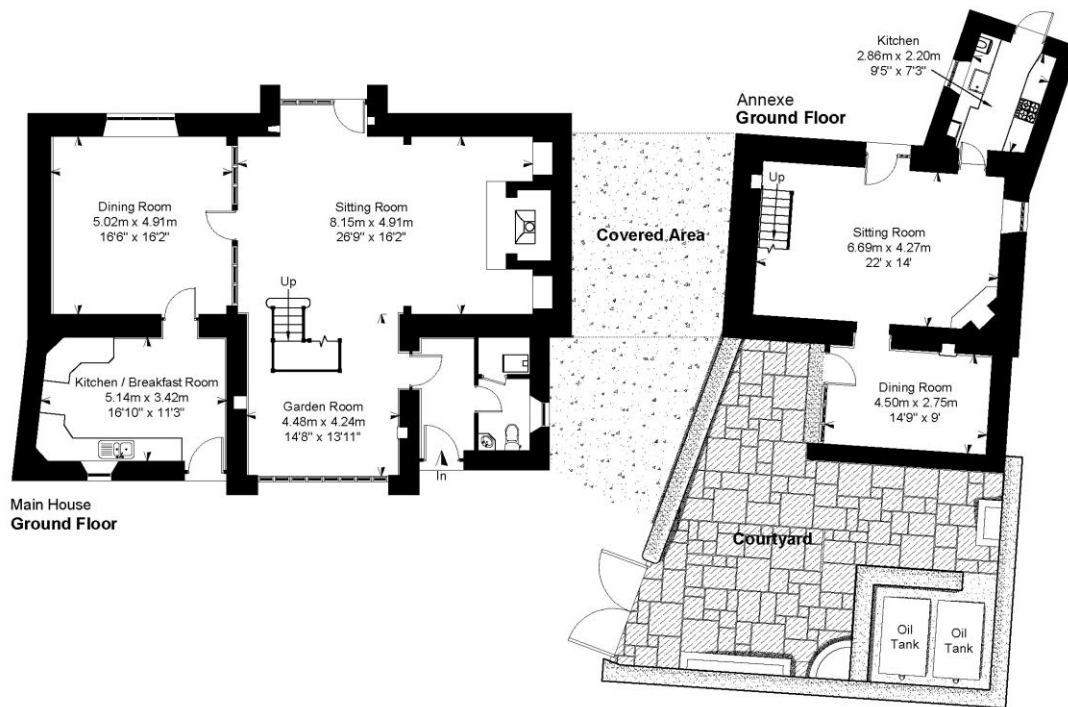
**Annexe
First Floor**

Stone Farm Barn, 8 Farm Lane, Leighterton, Gloucestershire

Approximate IPMS2 Floor Area	
Stone Farm Barn	203 sq metres / 2185 sq feet
Annexe	81 sq metres / 872 sq feet
Garage Block	56 sq metres / 603 sq feet
Total	340 sq metres / 3660 sq feet

Simply Plans Ltd © 2023
 07890 327 241
 Job No SP3115
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

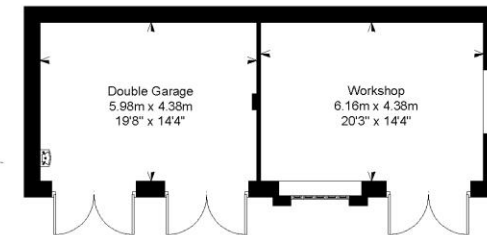
Outbuildings
 Not Shown In Actual Location Or Orientation



**Main House
Ground Floor**

**Annexe
Ground Floor**

Garage Block



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577