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# Apple Tree Barn Toddington

HAYMAN-JOYCE

BROADWAY



**Apple Tree Barn**  
**Toddington**  
**Cheltenham**  
**Gloucestershire**  
**GL54 5BN**

**A rare opportunity to create your own grand design in a stunning rural location with outstanding views.**

Planning permission has been granted to create a detached contemporary home on this secluded, 3.7 acres site with panoramic views.

Proposed Accommodation  
Entrance hall,  
open plan living/dining/kitchen,  
snug, utility, cloakroom,  
5 bedrooms, 2 shower rooms & bathroom.

Gently sloping wild meadow and small orchard extending in all to 3.7 acres.

**Guide Price £595,000**

**HAYMAN - JOYCE**  
BROADWAY

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**SITUATION**

Apple Tree Barn is well located on the edge of the North Cotswolds, a short distance from the village of Toddington and close by are the well-known local Cotswold towns of Winchcombe, Broadway and Stow on the Wold. In addition, the popular spa town of Cheltenham is easily accessible, together with the other larger centres of Tewkesbury and Evesham. There are mainline railway stations at Cheltenham and Moreton in Marsh with Junction 9 of the M5 motorway accessible at Tewkesbury.

**THE PROPERTY**

Apple Tree Barn offers a wonderful opportunity to acquire a detached barn with planning permission for conversion into a residential dwelling Planning Reference 21/01328/FUL. The property is situated in a sheltered elevated position with far reaching views out over the surrounding Cotswold countryside. It is understood the approved planning permission has a gross internal area of approximately 2,282 sq ft / 212 sq m with the proposed accommodation being 4 bedrooms on the ground floor with entrance hall, open-plan living accommodation, separate snug/office, cloakroom & utility and mezzanine with the 5<sup>th</sup> bedroom and shower room.

The barn is approached up a Cotswold stone drive extending to just over half a mile from the public highway to this secluded spot. The barn sits in the south-east corner of the 3.7 (1.5 Ha) plot with gently sloping ground rising to the side and rear with a small orchard on the ridge of the bank. The whole of the property has wonderful panoramic views over the surrounding countryside.

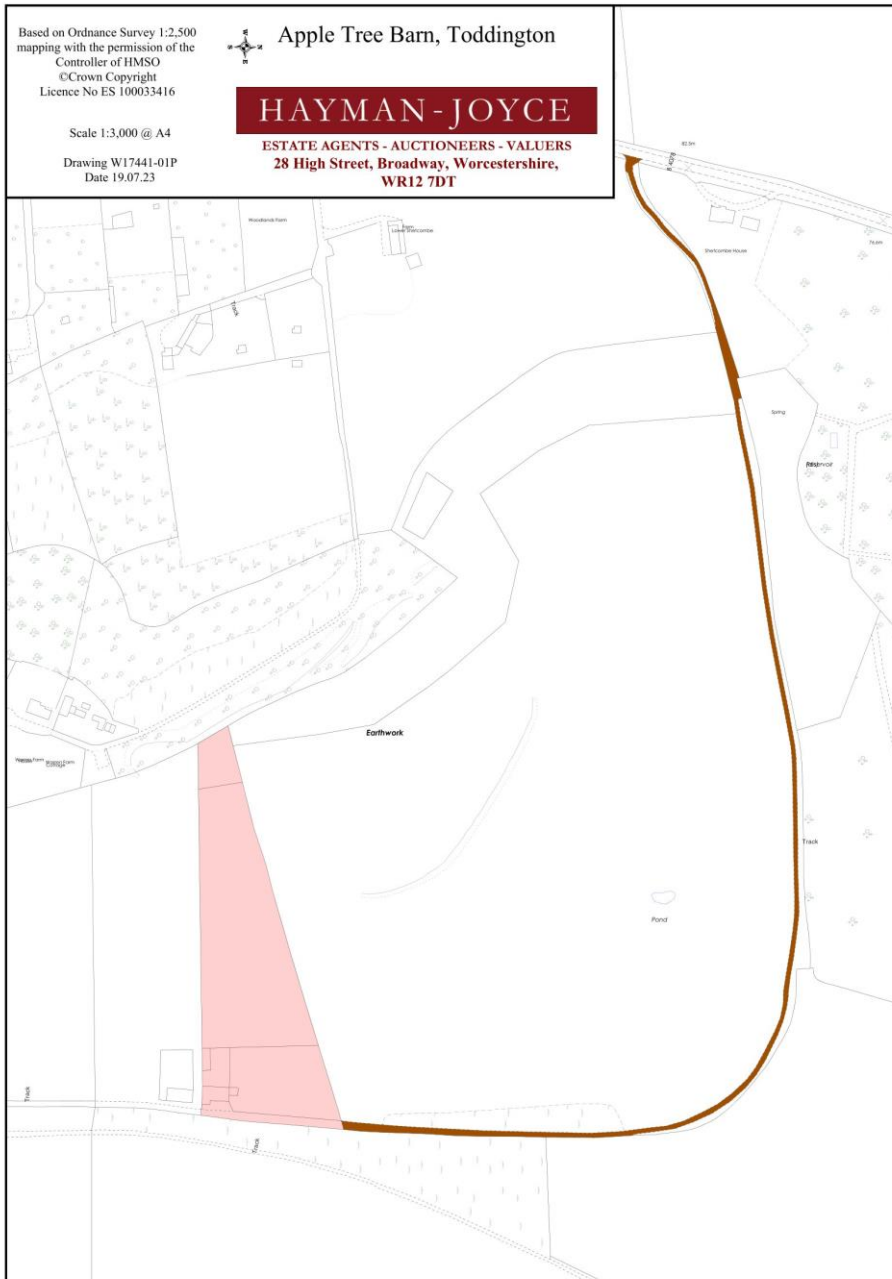




All plans and computer generated images are for illustration purposes

## DIRECTIONS

From Toddington, head west on the B4077 for Tewkesbury. After about 0.8 miles, turn left on the B4078 for Winchcombe. After about 600 metres turn left onto the Cotswold stone drive immediately after Shetcombe House and follow this until arriving at Apple Tree Barn. Viewings strictly and only by appointment through the agents.





Ground Floor

First Floor

Approximate Gross Internal Floor Area  
 212 sq m (2,282 sq ft)  
 © Cotswold Plans Ltd 01386 430176  
 ma/15411  
 This plan is for guidance only and must  
 not be relied upon as a statement of fact.

## Apple Tree Barn Toddington



### GENERAL INFORMATION

#### RIGHT OF WAY

The adjoining farmer has an agricultural right of access over the driveway past the property to his field.

#### SERVICES

- Mains water and electricity are connected.

#### OUTGOINGS

- Tewkesbury Borough Council – 01684 295010
- Council Tax Band – awaiting assessment

#### TENURE

- The property is for sale freehold.

#### VIEWING

- Strictly by prior appointment only with the sole agents:-

**HAYMAN-JOYCE Broadway**  
**01386 858510**

OR

**SECCOMBES Estate Agents**  
**01608 663788**

shipston@seccombesea.co.uk



#### IMPORTANT NOTICE

1. Although we have used our best endeavors to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact.  
All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid.  
There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

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