



TRINITY BARN

CHAPEL ASH ♦ GUITING POWER ♦ GLOUCESTERSHIRE ♦ GL54 5UB



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GLOUCESTERSHIRE GL54 5UB

AN IDYLIC AND WELL-PRESENTED
PERIOD BARN CONVERSION SITUATED
WITHIN THE SOUGHT AFTER NORTH
COTSWOLD VILLAGE OF GUITING POWER

Winchcombe 5 miles ♦ Stow-on-the-Wold 7 miles
♦ Broadway 9 miles ♦ Moreton-in-Marsh 11 miles
(mainline station to London Paddington from 91 minutes)
♦ Cheltenham 13 miles.

(All distances and times are approximate.)

Sitting room ♦ dining room ♦ kitchen ♦ ground floor master
bedroom with en suite bath room ♦ guest cloakroom
♦ two first floor bedrooms ♦ family bathroom

Enclosed gardens with summer house ♦ private parking.





SITUATION AND COMMUNICATIONS

- ♦ Guiting Power is widely regarded as one of the Cotswold's prettiest villages. The majority of the village is owned by the Guiting Amenity Trust. The village is well served by the old post office store, a bakery and two good local inns.
- ♦ Sporting and recreational facilities are well catered for in the area with golf courses at Naunton Downs, Cirencester and Cheltenham. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester.
- ♦ Cheltenham is renowned for the provision of high-achieving private schools including Cheltenham College and Junior School, Cheltenham Ladies' College, Beaudesert Park Pre and Prep Schools and Dean Close School. Kitebrook School at Moreton-in-Marsh and The Cotswold School at Bourton-on-the-Water are both highly regarded.
- ♦ The surrounding countryside is particularly beautiful with traditional Cotswold villages and an extensive network of bridleways and footpaths.
- ♦ The Wardens' Way passes through the village on its 14 mile route from Bourton-on-the-Water to Winchcombe.
- ♦ Guiting Power is well situated for access to Oxford and London via the A40/M40 and the motorway network via junctions 10 and 11 of the M5, provides swift access to Bristol and the Midlands.
- ♦ The mainline station at Moreton-in-Marsh (11 miles) and Cheltenham (11 miles) service London Paddington and the Midlands. (All distances and times are approximate).

TRINITY BARN

Trinity Barn is rurally situated with wonderful views over neighbouring Guiting Power Manor parkland in an Area of Outstanding Natural Beauty. The property is Grade II Listed and is constructed of Cotswold stone with gable end stone windows, Cotswold stone quoins and exposed beams.

The property has a flexible layout which can be adapted to suit the requirements of a broad range of buyers. The property is entered via the sitting room which is open to the kitchen. The sitting room has lovely views onto the paved terrace and offers an appealing inside-outside flow ideal for alfresco dining on the terrace. There is useful storage in the sitting room with fitted shelves and cupboards. The light-filled kitchen is fitted with an excellent range of floor and wall mounted units with integral appliances. A door from the kitchen leads to the dining room with large windows allowing light to flood in and providing views across the garden and beyond. The master bedroom with en suite bathroom is located on the ground floor and has direct access onto the terrace.

Upstairs the property offers a generous mezzanine landing that would make a perfect study, children's play area or overflow sleeping space for guests. There are two first floor bedrooms which share a family bathroom.

There is potential to remodel the interior and initial drawings are available from the agent.

The garden is delightful with the main lawn and well-stocked flower beds lying to the south of the property. There are also a number of raised fruit and vegetable planters. To the side of the house is graveled parking for several cars and beyond is a lovely private lawn, with an abundance of flowers and small trees. The garden is fully enclosed by a Cotswold dry stone wall and hedges. There is also a useful summer house which is currently used for storage. Surrounding the property are breath-taking views of the countryside. There is a greenhouse which is excluded from the sale.

The property will appeal to a broad range of buyers including those looking for a family home, weekend retreat or holiday let investment. The sale of the property offers a rare opportunity to purchase a superb property in a prized village that is largely controlled by the Guiting Amenity Trust.

GENERAL INFORMATION

Local Authority: Cotswold District Council. Telephone 01285 623000. Band D.

Services: Mains electricity and water are connected. Private drainage. Hot water provided by solar energy by Solarsense UK Ltd. Electric radiator heating with additional underfloor heating in the ground floor master bedroom. Water softener. Gigaclear is connected to the house. Telephone line subject to BT transfer regulations.

Tenure: Freehold.

Town and Country Planning: The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way: The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions: From Stow-on-the-Wold, travel on the B4062 towards Naunton. Continue through Lower Swell and past Naunton Downs Golf Club on your left. Travel for approximately six miles and turn right to Guiting Power. Proceed down the hill and at the T-junction turn right. Continue through a little valley and then take the first right up the hill. Trinity Barn will then be accessed from the second driveway on the right.

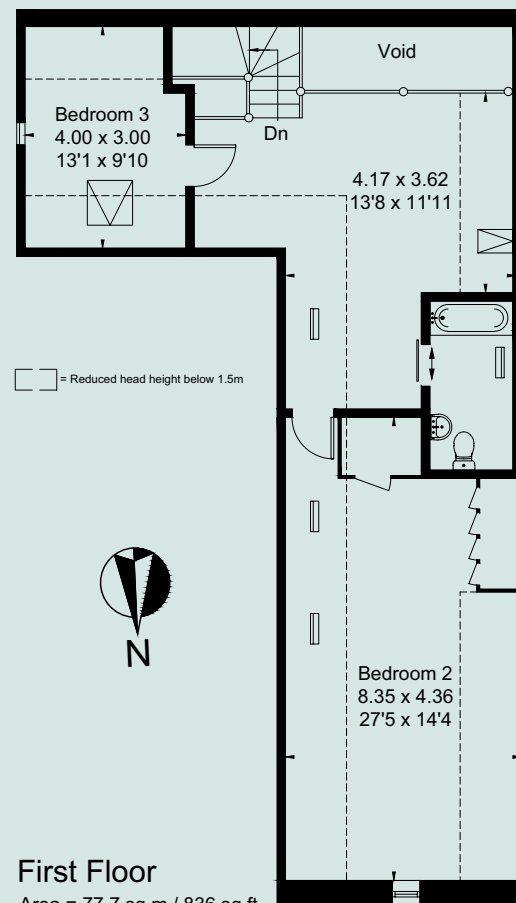
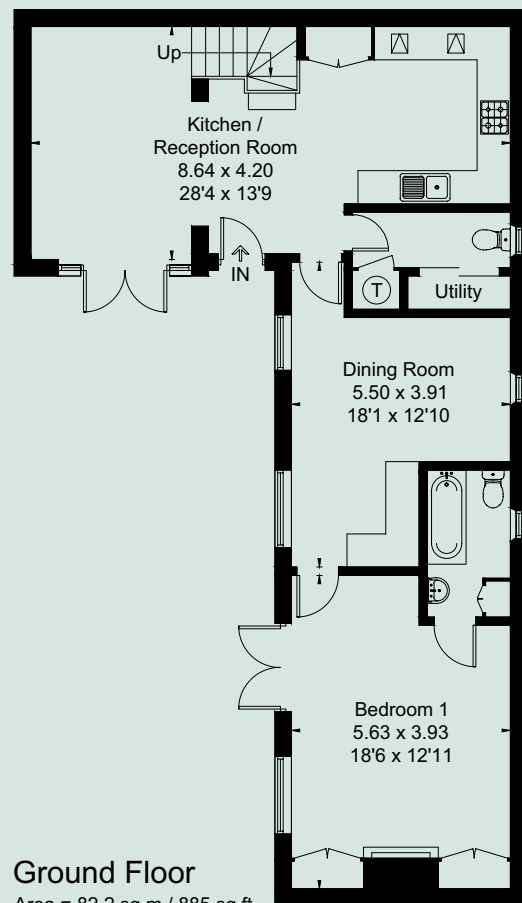
Viewing: Strictly by appointment with Savills.

Date Of Information: Particulars prepared: May 2019.

Photographs Taken: April 2019.

FLOORPLANS

Approximate Area = 159.9 sq m / 1721 sq ft
(Excluding Void)
Including Limited Use Area (30.2 sq m / 325 sq ft)



Savills Stow-on-the-Wold

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