



The Long House, Apple Barn & Meadow Lodge

Cerney Wick, Cirencester, Gloucestershire, GL7 5QH

Perry Bishop

PROPERTY MADE PERSONAL

Set within approximately 1.6 acres in the highly sought after and picturesque Cotswold hamlet of Cerney Wick, this exceptional and versatile property comprises three separate dwellings, offering a rare opportunity for multigenerational living or supplementary rental income.

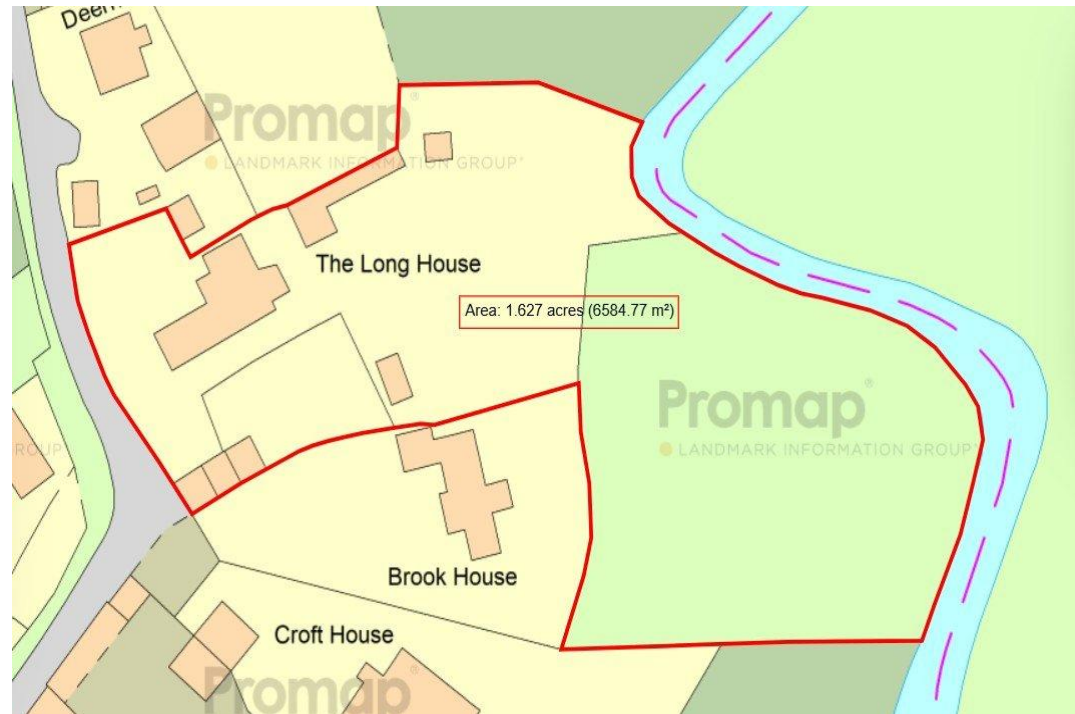
The accommodation includes a charming five bedroom period farmhouse, a beautifully appointed one bedroom two storey cottage, and a stylish two bedroom contemporary bungalow - each providing comfortable and independent living spaces.

The properties are nestled within mature, well-established gardens that gently lead down to a tranquil water meadow, creating a peaceful and private setting frequently visited by an array of local wildlife.

Directions

From our office in Silver Street, Cirencester turn right into Castle Street at the end bear left into Sheep Street, keep right straight over the mini roundabout and at the main roundabout take the first left. Continue to the roundabout and go straight over, at the next roundabout turn right towards Swindon. At the next roundabout take the first exit onto the A419. Take the first exit off this road and at the roundabout take the second exit onto Cirencester Road. From here take the first turning right signposted Cerney Wick. Follow over the bridge and upon reaching the T-junction turn left by The Crown pub. The property is located approximately 100 yards on the left.

What 3 Words crumbles.switched.diner



ADDITIONAL INFORMATION

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

NB - There is a public footpath that runs along the southern boundary and then over the water meadow.

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Private Supply
Heating - Oil

Local Authority: Cotswold District Council

Our reference: CIR130015 27th May 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655 355 E: cirencester@perrybishop.co.uk



Denotes restricted head height

The Long House, Cerney Wick, Cirencester, GL7

Approximate Area = 3183 sq ft / 295.7 sq m (exclude eaves storage)

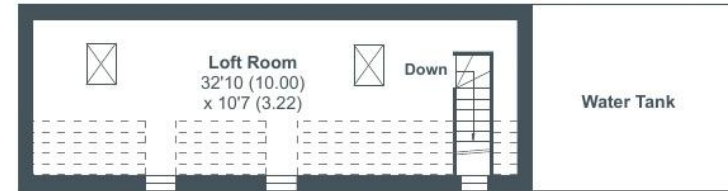
Limited Use Area(s) = 96 sq ft / 8.9 sq m

Garden Store = 183 sq ft / 17 sq m

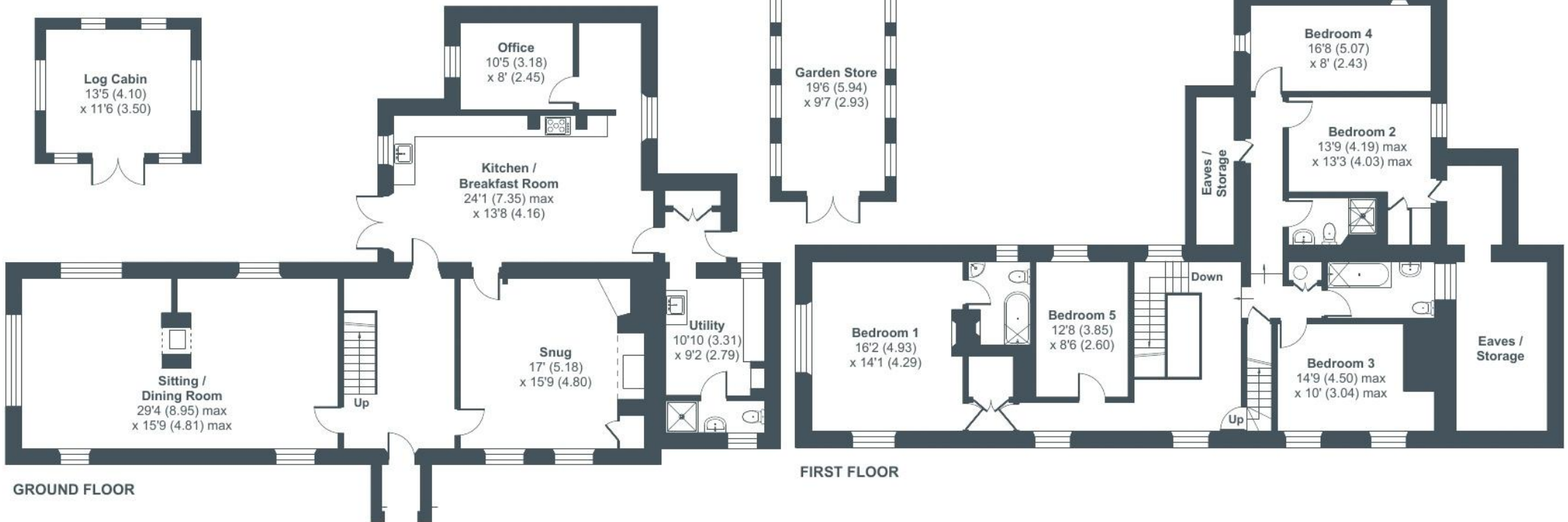
Log Cabin = 154 sq ft / 14.3 sq m

Total = 3616 sq ft / 335.9 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Perry Bishop. REF: 1450682

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The Long House

An attractive period family home with spacious and very well proportioned and balanced accommodation. With lots of character features, the accommodation is over two floors and provides an impressive reception hall with bespoke oak staircase, there is a drawing room with stone fireplace and wood burner, a sitting room has a stone fireplace, again with wood burner and beamed ceiling. There is a separate dining room and a particularly impressive feature of the house is the large kitchen breakfast room measuring approximately 24ft in depth, with an adjacent study, and a rear porch leads through to a utility room and shower room.

At first floor level there is a lovely light and open landing, this leads through to a principal bedroom suite, a generous room with a feature period fireplace and an en-suite bathroom. There are four further bedrooms, all well proportioned and a main family bathroom plus shower room. A staircase leads to a large loft room measuring approximately 32ft.

In addition, The Long House has extensive gardens amounting to circa 1.6 acres, including an orchard with apples, pears, plums, crab apples and apricots, leading to a water meadow bordered by the River Churn. There are also a garden home office and a large timber detached garden store.

EPC: F / Council Tax Band 'F'







Apple Barn

is a detached two storey stone cottage with impressive features and provides accommodation comprising a kitchen dining room, cloakroom, sitting room and a garden room with a full height glazed elevation and open vaulted ceiling. At first floor level is a large bedroom and ensuite shower room.

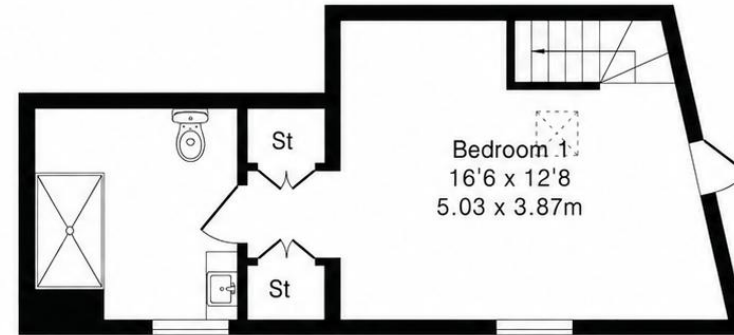
Apple Barn is currently tenanted, details of the tenancy available upon request. EPC: D / Council Tax Band 'C'



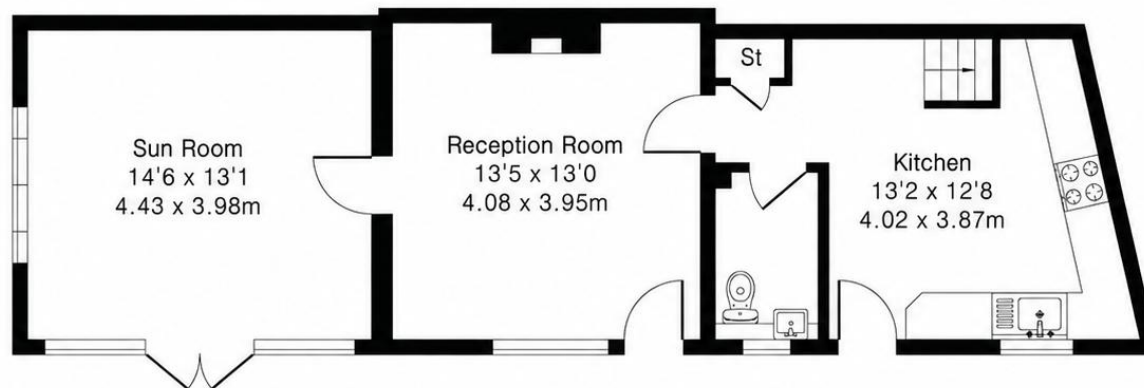
Approximate Gross Internal Area 902 sq ft - 84 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 307 sq ft – 29 sq m



First Floor



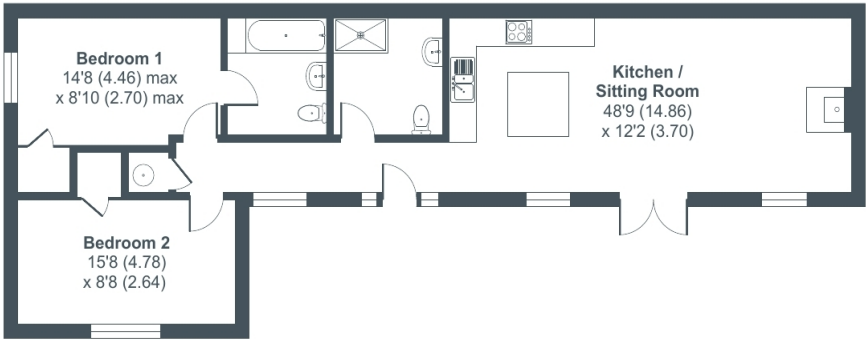
Ground Floor

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Meadow Lodge, Cerney Wick, Cirencester, GL7

Annexe = 873 sq ft / 81.1 sq m
For identification only - Not to scale



ANNEXE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2026. Produced for Perry Bishop. REF: 1450682



Meadow Lodge

is a detached stone built single storey dwelling and provides an entrance hall, a generous kitchen sitting room with a well fitted open plan kitchen area with stone chimney breast and wood burner, there is a double bedroom with en-suite bathroom, a further bedroom and shower room in a wet room style.

Meadow Lodge is currently being utilised as a holiday let.

EPC: D / Council Tax Band 'C'

Both additional dwellings are limited to family accomodation and holiday let use.







ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Perry Bishop
2 Silver Street, Cirencester,
Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

