



RATS CASTLE

Harnhill, Cirencester GL7 5PG

PerryBishop

PROPERTY MADE PERSONAL

Step Inside

KEY FEATURES

- Stunning detached Cotswold country home
- Beautifully refurbished, blending period charm with contemporary finishes
- Over 3,000 sq ft of versatile accommodation
- Approximately six acres including gardens, paddocks and woodland
- Magnificent full-height entrance hall with exposed beams and brickwork
- Spacious dual aspect sitting room and full-height snug
- Stabling and field shelter
- A rare opportunity to acquire a distinctive Cotswold country home in an exceptional rural setting
- Positioned between Harnhill and Driffield, just minutes from Cirencester

ABOUT THE PROPERTY

A striking detached Cotswold country home of exceptional character, offering over 3,000 sq/ft of beautifully refurbished accommodation set within approximately six acres. Occupying a commanding yet private position between the sought-after villages of Harnhill and Driffield, just a short distance from the historic market town of Cirencester, Rats Castle combines the tranquillity of rural living with excellent accessibility.

Sympathetically modernised, the property successfully blends contemporary interiors with its rich period heritage and further benefits from paddocks and stabling, making it ideal for equestrian use or those seeking a country lifestyle.

Believed to date back to 1834, the accommodation is arranged over two floors and has been thoughtfully updated. A magnificent full height entrance hall, showcasing exposed beams and brickwork, creates an impressive first impression.

The ground floor offers a generous dual aspect sitting room, a stylish open plan kitchen dining room fitted with contemporary units, a dramatic full height snug, study with adjoining storeroom, utility room, boot room, cloakroom and side hall, providing a practical yet highly versatile layout for modern family life.

The first floor is arranged across two distinct wings. The principal staircase rises to a galleried landing leading to the impressive principal bedroom suite, complete with vaulted ceiling, walk-in wardrobe and en-suite bathroom. Two further double bedrooms, both featuring vaulted ceilings, are served by a beautifully appointed shower room.

A separate staircase from the side hall provides access to a guest suite with fitted storage and its own contemporary en-suite shower room, ideal for visitors, older children or multi-generational living.









Step Outside

Outside: the property is approached via a private, tree lined driveway, creating a wonderful sense of arrival. Two paddocks lie to either side of the drive, one incorporating a field shelter, while the formal gardens surround the house with lawns, mature trees and a variety of sun-soaked terraces perfectly suited to al fresco dining and entertaining.

Beyond the gardens is a stable block with an open fronted shelter, offering excellent equestrian facilities or potential for a range of alternative uses. To the western boundary, a charming spinney provides a secluded retreat complete with a covered outdoor dining area and chicken coop, further enhancing the appeal of this outstanding country home.

what the owner loves

We have had very happy times in the 19 years that we have lived in the house. We have brought up our daughter here.

We have had ponies in the past and reared some chickens. The full enclosed back garden is ideal for our dogs. We have regular outdoor summer parties and the house and grounds are perfect for them.

We can see no other properties from any corner of the estate yet we have excellent road access and are only a couple miles from Cirencester with all its facilities and attractions.

We are reluctantly downsizing as there are only two of us now and we don't need this size of house or grounds.













ADDITIONAL INFORMATION

NB - the property is not on a flood plain and classified as Low Risk. However, the stone lined culvert under the road above the property has been collapsing for many years meaning it was partially blocked, so on 24th/25th November 2024, during Storm Bertie, water flowed over the road down the paddock and through the house. The vendors were out of the house for 9 months while refurbishments were undertaken. John Lewis were the insurers at the time and have continued to insure subsequently.

Resolution and Flood Defences:

The Council resolved the issue in June 2026 . The old Culvert was dug out and new pipework used instead.

Before the above work was agreed, the vendors

- dug a deeper ditch along the road to redirect any water going over the road back into the drainage ditch that runs along the side of the property.
- the side ditch was dug deeper.
- dug a new ditch at the top of the paddock to direct any water in the field back into the drainage ditch.
- built a bund along the width of the bottom of the paddock into the side ditch to further direct any water that gets into the paddock.

However, now the new culvert is in place these defences should be redundant, as any water will flow under the road and into the drainage ditch.

Directions

From Cirencester, proceed south out of the town via the Kingsmeadow roundabout and take the A419 heading south. Continue over the next roundabout passing Dobbies and the Duke of Gloucester Barracks, take the left turn at sign for Oak Beam UK. Follow the road over the bridge and take the next right into Rats Castle.

Services & Tenure

The Tenure is Freehold
The property is supplied by:
Mains Electricity
Mains Water
Drainage - Klargester Treatment Unit
Oil Heating

Local Authority

Cotswold District Council - Band G

Our reference

CIR/SW/RM/22072026

We'd love to hear from you

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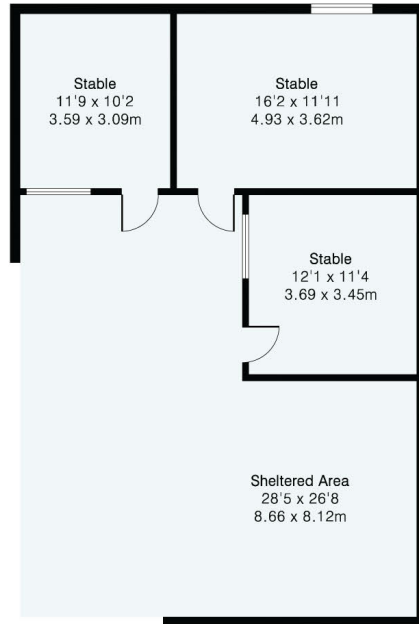


**Approximate Gross Internal Area 3064 sq ft - 284 sq m
(Excluding Outbuilding)**

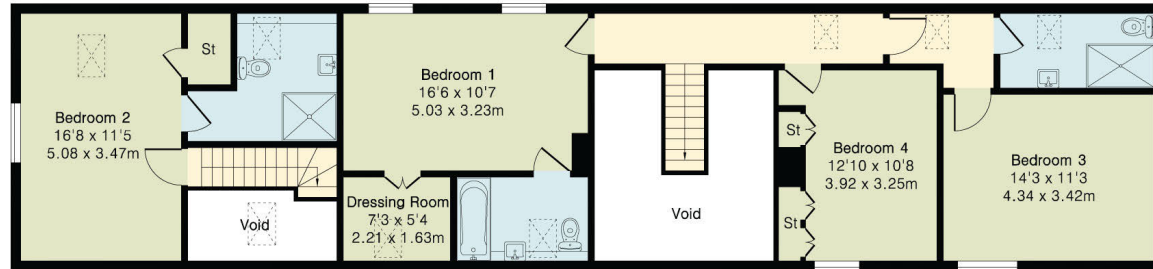
Ground Floor Area 1995 sq ft – 185 sq m

First Floor Area 1069 sq ft – 99 sq m

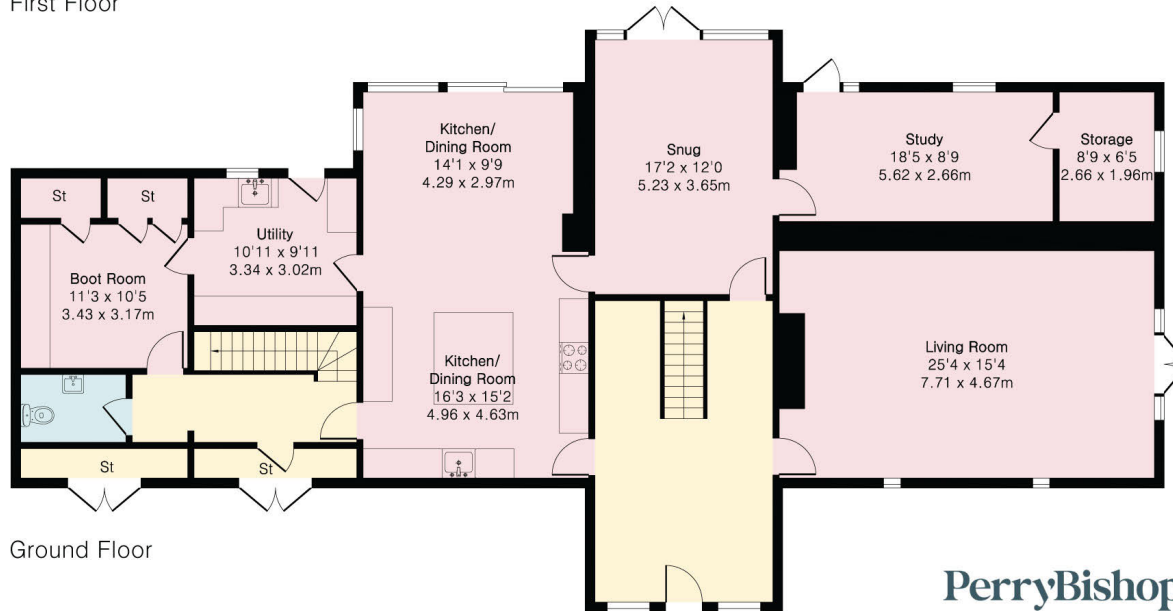
Outbuilding Area 1087 sq ft – 101 sq m



Outbuilding



First Floor



Ground Floor



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.

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