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PROPERTY MADE PERSONAL



Barrow Elm Barns, Netherton, Quenington, Cirencester, Gloucestershire, GL7 5DE

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Key Features



3
Bedrooms



3
Bathrooms



2
Receptions

- Stunning Rural Barn Conversion
- Three Bedrooms with bathroom
- Ground Floor bedroom with wet room
- Country views
- Communal woodland
- Double Garage currently converted into a games room
- On the edge of Coln Valley yet close to Fairford's amenities
- EPC - To be confirmed

About the property

A beautifully presented barn conversion, finished to an exceptional standard and occupying a peaceful rural setting on the edge of the Coln Valley, effortlessly combining striking contemporary design with the character and craftsmanship of its agricultural heritage.

Thoughtfully arranged over two floors, the property offers beautifully proportioned accommodation with an abundance of natural light and an exceptional sense of space. A traditional entrance hall provides a warm welcome, where glazing allows light to flood the space, setting the tone for the quality found throughout. From here, the ground floor bedroom enjoys delightful views across the gardens and benefits from a beautifully appointed en-suite wet room, making it ideal for visitors or accesible living.

The bespoke kitchen has been expertly crafted with an extensive range of quality cabinetry, granite worktops, a generous pantry cupboard and premium integrated appliances. Designed with both everyday life and entertaining in mind, it flows seamlessly into the dining area. A separate utility room, complete with an integrated WC, provides excellent practicality.

The spectacular double-height sitting room is undoubtedly the centrepiece of the home. Defined by its vaulted ceiling, exposed timber trusses and impressive floor-to-ceiling glazing, it is a wonderfully light-filled room that frames uninterrupted views across the gardens and surrounding countryside. Throughout the property, exposed beams and original structural timbers have been carefully preserved, complementing the contemporary finishes and creating a home that feels both timeless and sophisticated.

The first floor offers two generous double bedrooms, each enjoying their own individual character. The principal suite is particularly impressive, with exposed beams, extensive fitted wardrobes and a luxurious en-suite bathroom featuring both a freestanding bath and separate shower. The second bedroom also benefits from an en-suite shower room and a striking picture window that perfectly captures the surrounding rural views. Outside, the gardens are a defining feature of the property, wrapping around the barn to provide a wonderful balance of formal landscaping and relaxed country planting. Carefully designed to complement the character of the building, the outdoor space combines structured borders, generous lawns and thoughtfully positioned seating areas, creating a peaceful setting from which to enjoy the surrounding countryside.

The former double garage has been professionally converted into a fully insulated games room, offering excellent versatility as a home office, gym, studio or converted back, depending on individual requirements. The barns enjoy access to a stunning area of woodland, providing a wonderful opportunity to embrace the natural surroundings and enjoy the countryside.

Occupying an idyllic position in one of the Cotswolds' most picturesque settings, yet within easy reach of the excellent amenities of both Fairford and Cirencester, this exceptional barn conversion offers a rare opportunity to enjoy refined country living without compromise.

NB: The property is a Freehold property with a service charge of £1,040 per annum plus £100 sinking fund, the development is served by a shared Klargester sewage system, this is run by Barrow Elm Managements Ltd which is made up of the residents.

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.

Amenities

The beautiful village of Quenington can be found on the banks of the gently flowing River Coln as it winds its way through unspoilt countryside from Bibury to Fairford.

The farming history of Barrow Elm Barns in Netherton (a hamlet of Quenington, Gloucestershire) is deeply intertwined with the ancient landscape of the Cotswolds. The site transition points span from prehistoric burials to medieval regional assemblies, before developing into a Victorian model farmstead and ultimately a modern residential conversion.

Important historic buildings include a medieval large dovecote above a gatehouse, and St Swithin's Church of England parish church, built mainly in the late 11th century and (despite partial Victorian restoration) listed in the highest category of listed building, Grade I. The village has a village hall, a pub and a pleasant village green.

It has previously been suggested that the name Quenington could have meant "settlement on the Coln", the river which flows through the village, although the name 'Coln' is of unknown origin. Quenington is mentioned in the Domesday Book in relation to two mills at either end of the village, a water mill and a fulling mill, both now private residences.

Directions

From Cirencester proceed east on the A429/Burford Road for approximately 2 miles, turning left signposted to Barnsley and Bibury. Continue through Barnsley and Coln St Aldwyns, following signs for Quenington. On entering Quenington up the hill, take a left down Fowlers Hill and follow the road towards Netherton, carry on up the hill past the crossroads and you will find Barrow Elm Barns on the left hand side. Follow the drive, keeping to the right and you will find No 6 at the end with HAB on the side gate next to the double garage.

What3words /// reflector.teams.hours

Services & Tenure

The tenure is freehold. Mains electricity, water, and drainage are understood to be connected. The property is on oil.

Local Authority

Cotswold District Council.

Council Tax Band F.

Our reference

CIR/LJ/CDH/17082026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

Views from the property
Layout of the property
The garden/games room
Parking facilities
Space galore, storage galore!







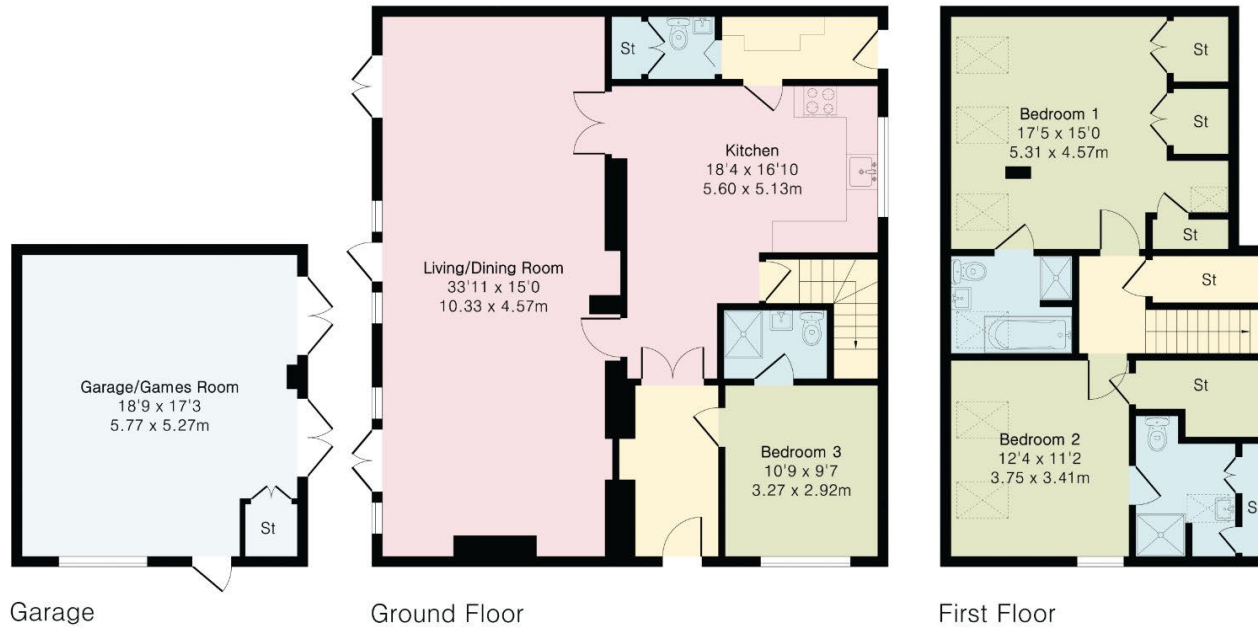


**Approximate Gross Internal Area 1689 sq ft - 157 sq m
(Excluding Garage)**

Ground Floor Area 1054 sq ft – 98 sq m

First Floor Area 635 sq ft – 59 sq m

Garage Area 327 sq ft – 30 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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.

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