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PROPERTY MADE PERSONAL



Cirencester Road Minchinhampton, Stroud, Gloucestershire, GL6 9EQ

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Key Features



5
Bedrooms



4
Bathrooms



2
Receptions

- Sought after location
- Grade II Listed
- Walking distance to amenities
- Beautifully presented
- Self-contained Annex
- Workshop/study
- EPC-C

About the property

This Grade II listed, beautifully presented four-bedroom Barn has undergone a comprehensive renovation by the current owner over the past eight years, resulting in a carefully upgraded property that blends period character with modern comfort. The main house offers four well-proportioned bedrooms, including a principal bedroom with ensuite, alongside a stylish family bathroom. At the heart of the home is a beautiful, cosy lounge, creating a warm and inviting space for everyday living and relaxed entertaining.

A truly exceptional feature of the property is its direct access onto Minchinhampton Common, providing immediate access to open countryside, walking routes, and a rare sense of openness and tranquillity on the doorstep.

Outside, the private, thoughtfully arranged garden offers areas for entertaining, dining, and quiet enjoyment, with mature planting providing a strong sense of privacy and seclusion. The garden acts as a natural extension of the living space during the warmer months, while remaining practical and low maintenance.

The property further benefits from a self-contained annexe, currently operating as a highly successful Airbnb with proven, consistent bookings over the past 5 years and full occupancy each month. The annexe features underfloor heating throughout, ensuring year-round comfort, and offers exceptional flexibility for income generation, guest accommodation, multigenerational living, or independent living space. Booking history and financial performance are available upon request.

In addition, there is a separate outdoor office/studio, ideal for home working or creative use, complemented by a discreetly positioned hidden shed and separate laundry room, keeping practical spaces neatly out of sight and preserving the garden's visual appeal.

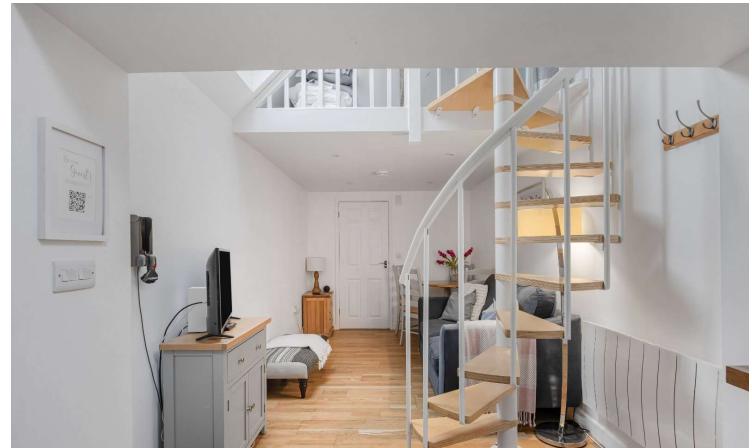
This is a rare opportunity to acquire a sensitively renovated Grade II listed Barn offering heritage, flexibility, lifestyle appeal, and income potential, set within one of the area's most desirable locations.

Amenities

Blueboys Barn is ideally situated within easy walking distance of the town of Minchinhampton, which is a most sought-after area with a highly regarded primary school within a five minute walk and 600 acres surrounding of National Trust common land. There are also several coffee shops, bistros and restaurants, a corner shop, pharmacy, a butcher's, a library, sports and social club with football and rugby teams, doctors and dentists.

Across the Common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs. There are plenty of other leisure activities on offer too, including riding stables, bowls club, extensive countryside walks, gliding and polo clubs.

The area has excellent schools, including a boys' and girls' grammar school in Stroud and local private schools include Beautesert and Wycliffe. There is a regular bus service over the Common towards Stroud, and Kemble Station is a 15 minute drive away, making London an easy commute. Cirencester, Gloucester, Cheltenham, Bath, Bristol, Swindon, the M4 and M5 are all easily accessible.



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.

Directions

From our office in Nailsworth, take the third exit at the mini roundabout and continue past Morrisons and up 'The Ladder' (also known as "The W"). From the top of 'The Ladder', proceed across the Common to the T-junction at Tom Long's post. Turn right at the T-junction and then follow the road along where BlueBoys Barn can be found on the right hand side just past the turning for Butt Street, just past the town sign for Minchinhampton.

What3Words: grumbles.complies.gobbling

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Gas Central

Local Authority

Stroud District Council, Stroud

Council tax Band - F

Our reference

NAI220007

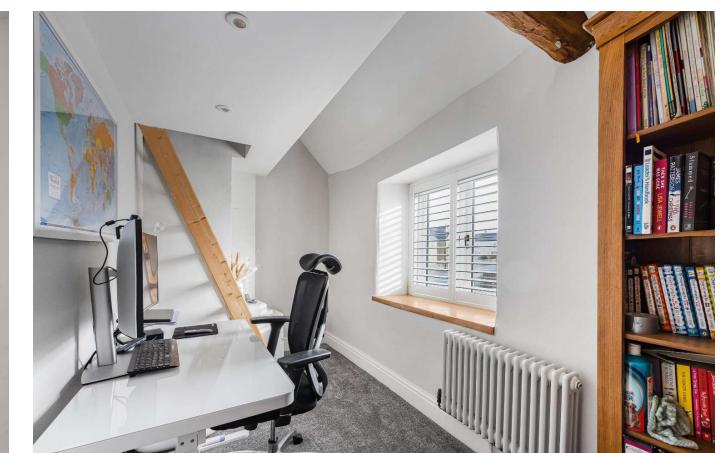
15th January 2026

We'd love to hear from you

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**Approximate Gross Internal Area 1917 sq ft - 178 sq m
(Excluding Outbuilding)**

Ground Floor Area 741 sq ft - 69 sq m
First Floor Area 742 sq ft - 69 sq m
Second Floor Area 23 sq ft - 2 sq m
Annexe Ground Floor Area 266 sq ft - 25 sq m
Annexe First Floor Area 145 sq ft - 13 sq m
Outbuilding Area 174 sq ft - 16 sq m



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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