

# PerryBishop

PROPERTY MADE PERSONAL



**The Old Cowsheds,** Long Newnton, Tetbury, Gloucestershire, GL8 8RL



# The Old Cowsheds,

Long Newton, Tetbury, Gloucestershire, GL8 8RL

## Key Features



4  
Bedrooms



2  
Bathrooms



1  
Reception

- Beautifully crafted barn conversion, recently upgraded by Stonewood Builders
- Four bedrooms, all with storage
- Master bedroom with en-suite bathroom and mezzanine floor
- Stunning kitchen with limestone flooring
- Large open plan sitting and dining room
- Approximately an acre of grounds
- Large two-storey agricultural store / garage
- No onward chain

## About the property

Discreetly nestled in the pretty village of Long Newton near Tetbury and within the Cotswolds AONB, this charming barn conversion and grounds were subject to a major renovation by award-winning Stonewood Builders in 2023. The stunning panoramic views, outbuildings and paddock ensure this is a property like no other.

Approached off Church Lane, the capacious gravel driveway wraps around a weeping willow tree and offers plenty of parking. There is a stone storage shed with light, power, loo and shower facility (useful for washing the dogs or muddy gear away from the house). A large pitched annex building houses a triple garage on the ground floor with light and power as well as a large storage / studio space above accessed by an external staircase.

A gate leads to the inner gardens and the Barn. Formerly two separate cow sheds, they have been joined by an impressive link and now include a large triple glazed viewing window and 6 metres of new bi-fold patio doors to bring the outside in and benefit from the large patio area, perfect for entertaining, and the exceptional panoramic views towards the North Wessex Downs.

The entrance to the property opens into the hallway with ample space for coats, shoes and umbrellas and an open office space. A dedicated utility and boot room with a loo, sink and drying facilities is accessed from the entrance zone.

The true magnificence of the living space is evident upon entering the kitchen, the new bath stone effect porcelain flooring throughout the barn

creating an impression of light and space. The sweeping oak worktop curves around the kitchen with oak panelling beneath, drawing you inwards to the large kitchen zone. A range of sage green units house pan drawers and copious amounts of cupboard space, a Rangemaster oven with an induction hob and open shelving. The kitchen has the advantage of a built-in fridge, freezer, dishwasher and an Insinkerator filtered boiling water tap with built-in food disposal unit.

The reception area has an imposing Cotswold stone wall with cut in shelving and beautiful features. Additional oak posts and attractive structural supports have been specified and added to create character and add strength to the original fabric of the building.

A large sitting room and living space is open plan to the kitchen; there are vaulted ceilings with exposed beams and walls of glass with folding doors which create a feeling of light and airiness and bring the beautiful countryside views into the barn. A wood burning stove creates a cheery atmosphere in the winter whilst also serving as an additional hot water heat source though an innovative back burner mechanism. An air source heat pump feeds zoned underfloor heating throughout the property. There is a built-in cavity space for a large television in the living room wall with hidden cabling ducts and direct-to-property high speed fibre is supplied via Gigaclear rural broadband. This is connected to Wifi extenders which enable excellent connectivity throughout the whole estate.

At the other end of the "link" is a vaulted ceiling bedroom next to a family bathroom with a super-size bath and overhead shower. There are three further bedrooms within the second original cow shed, all with bespoke storage. The impressive principal bedroom features built-in wardrobes, an en-suite bath and a walk in shower room with rainfall shower. Also within the principal bedroom is a snug mezzanine floor above, perfect for a reading nook or for storage, as well as a new dedicated external duct for an air conditioning outlet if so desired.

Outside the gardens wrap around the barn with a sunken trampoline and play area to the side where the beauty of the barn is enhanced by red brick roundels supporting the Cotswold stone and wooden barn. There are further gardens and zones throughout the estate, part of which are deemed as agricultural land, and a paddock surrounded by a beautiful Cotswolds stone wall with a host of mature flora including a large oak tree. There is also an enclosed orchard and Cotswold stone chicken shed with protected fox-proofed enclosure, a dedicated burn pit for bonfires, an abundance of fruit trees (apple, cherry, plum, pear, blackberry) and additional timber shed with power and running water, c. 10m2. All in all approximately one acre of level, attractive, and private grounds. Currently the house gardens and paddock benefit from Husqvarna automated





robotic mowers (available by separate negotiation).

The property is offered with no onward chain.

#### **Broadband and Mobile Coverage**

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

#### **Amenities**

Long Newton is a small village on the B4014 just a mile south of Tetbury, which as the entrance to the Cotswolds, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Swindon, Bristol, Cheltenham, Gloucester and Bath. There is good access to Kemble BR Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses being 1.5 miles north east of Highgrove House the country home of HRH the Prince of Wales, with Gatcombe Park, the home of the Princess Royal, being some 4 miles to the north. There are a good range of shops, hotels, Inns and restaurants, primary and secondary schools and leisure and sporting facilities.

Within the local area are a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

#### **Directions**

From our office in Church Street, head to the roundabout and take the third exit past the Market Place and continue into Silver Street. Continue along this road until you reach Long Newton and take the first turning on the left hand side towards the church and the property can be found on the right hand side.

What 3 Words: ///fresh.stop.arise

#### **Services & Tenure**

The tenure is Freehold. Mains water, electricity and a septic tank are connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band: F

#### **Our reference**

TET/HP/RN/18072024

#### **We'd love to hear from you**

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# Long Newnton, Tetbury, GL8

Approximate Area = 1601 sq ft / 148.7 sq m

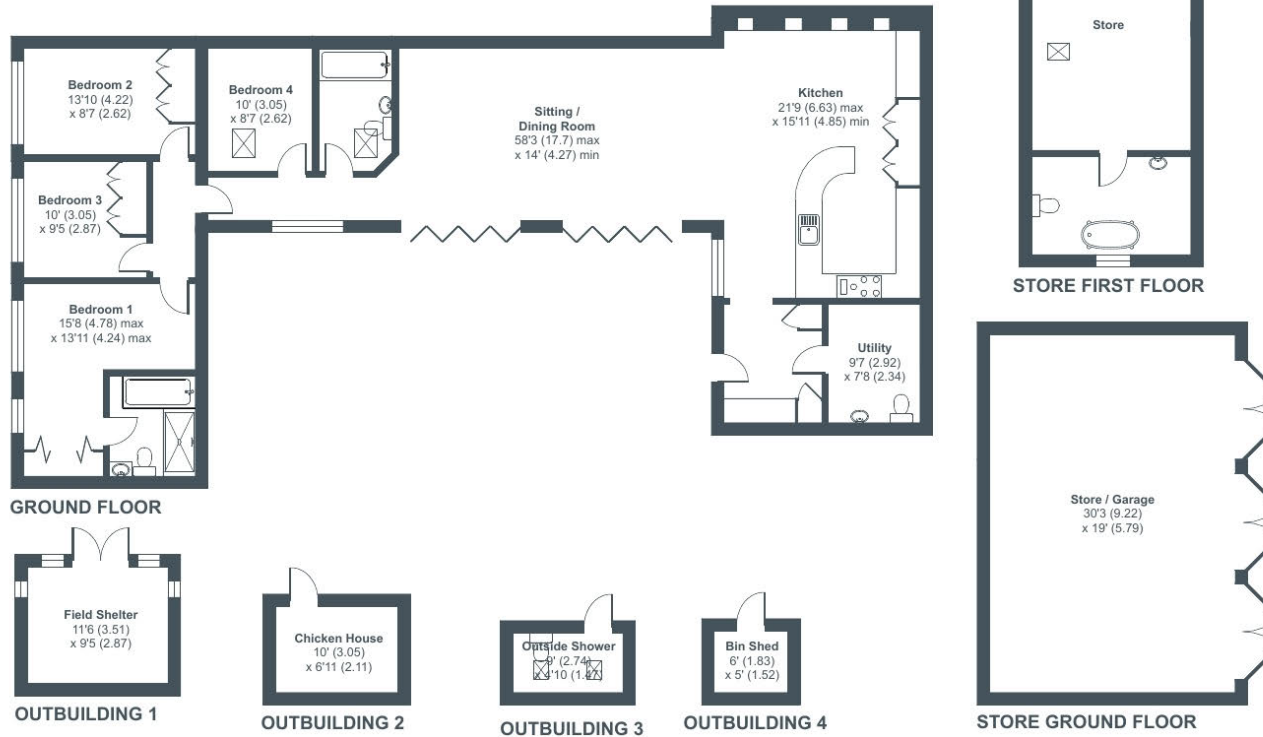
Store = 930 sq ft / 86.3 sq m

Outbuildings = 252 sq ft / 23.4 sq m

Total = 2783 sq ft / 258.5 sq m



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 643140







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