

BARNS LEE

— EASTCOURT —



# BARNS LEE, EASTCOURT, SN16 9HW

Reception hall · Living room · Sitting room · Kitchen/ Dining room  
Study · Utility · 4 bedrooms · 3 bathrooms · Terrace ·  
Landscaped Garden · Swimming Pool · Hot Tub · Private driveway  
parking · Set in circa 1/3 acre

## A sensational barn conversion in a delightful village

### Description

Barns Lee is a sensational barn conversion, beautifully renovated with charm and character throughout. The owners have been mindful to create a contemporary home with bright and light living spaces and cosy corners, whilst retaining many original features and the beauty of the house.

The fabulous entrance hall with its exposed beams and flagstone floor sets the tone for this stunning home which is welcoming and delightfully styled.

The open plan kitchen/dining/living room is clearly the heart of the house and a wonderful space in which to entertain family and friends. Ideal for everyday family life, the dining area is spacious and superbly designed, and the kitchen is

superbly kitted out with modern appliances and plenty of work top and storage space. The kitchen island is perfect for evening catch ups whilst cooking up a feast and morning coffees before the school run. The roof lights allow for an abundance of natural light.

The living room is ideal for family movie nights and the floor to ceiling sliding doors create a seamless transition to the garden and are perfect for indoor/outdoor living in the warmer months. The striking wood burner adds extra warmth in the winter and makes this a lovely room in which to unwind.

The sitting room, with sliding doors to the garden, is another great room for

entertaining or for relaxing in after a long day exploring the Cotswolds.

The exposed timber and the wood burner are fantastic features of the room.

The study is ideal as a home office but could work just as well as a further guest bedroom with its en suite bathroom.

The utility room comes in handy for keeping the piles of laundry out of sight and for muddy wellies!

The bedroom accommodation is laid out in two different areas, accessed via separate staircases, with three bedrooms and two bathrooms in the original part of the barn and the master suite with its

dressings area and en suite bathroom in the extension part.

All the rooms have been beautifully designed with comfort in mind and offer plenty of natural light.

The garden is predominantly laid to lawn, interspersed with delightful herbaceous borders and hedging. The heated swimming pool is a fabulous feature of the garden, as is the hot tub. The terrace is wonderful for al fresco dining in the warmer months and is perfect for hosting BBQs and gatherings.

The driveway provides private parking for three cars. Set in circa 1/3 acre.

## Location

Barns Lee is situated in the pretty village of Eastcourt, a beautiful Cotswold village with wonderful country walks on the doorstep.

The nearby village of Oaksey is a stunning and thriving Cotswold village and is home to a primary school, post office and shop, and a playing field with children's play areas. The village has a wide range of clubs and societies on offer including thriving Cricket and Football clubs.

Crudwell, just over a mile away, is home to the popular Potting Shed gastro pub and The Rectory which is a superb boutique hotel/restaurant. The village has an active Church and a Church of England Primary School and a preschool, a post office and plenty of entertainment on offer with a playground and sports pitches/tennis courts.

The historic town of Malmesbury, with its handy Waitrose, is 6 miles away. Beautiful Tetbury, with its arboretum, is also only 6 miles away. Both stunning towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive north, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets. Sporting opportunities are abundant.

Communications in the area are very good with the M4 Junction 17 providing access to Bristol, the South West and Wales and Junction 16 heading east towards London and Heathrow. Nearby Kemble offers a regular train service to London Paddington.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools such as Oaksey and Crudwell Primary schools, and a wide range of reputable private schools such as Westonbirt, Beaudesert Park, Pinewood and St Mary's Calne to name but a few.



*Oaksey 1 mile  
Crudwell 1.5 miles  
Kemble Station 5 miles  
(London Paddington 75 mins)  
Malmesbury 6 miles  
Tetbury 6 miles  
Cirencester 9 miles  
M4 (Junction 16) 15 miles  
Cheltenham 27 miles*

*All distances and times are approximate*







## General Information

Tenure: Freehold.

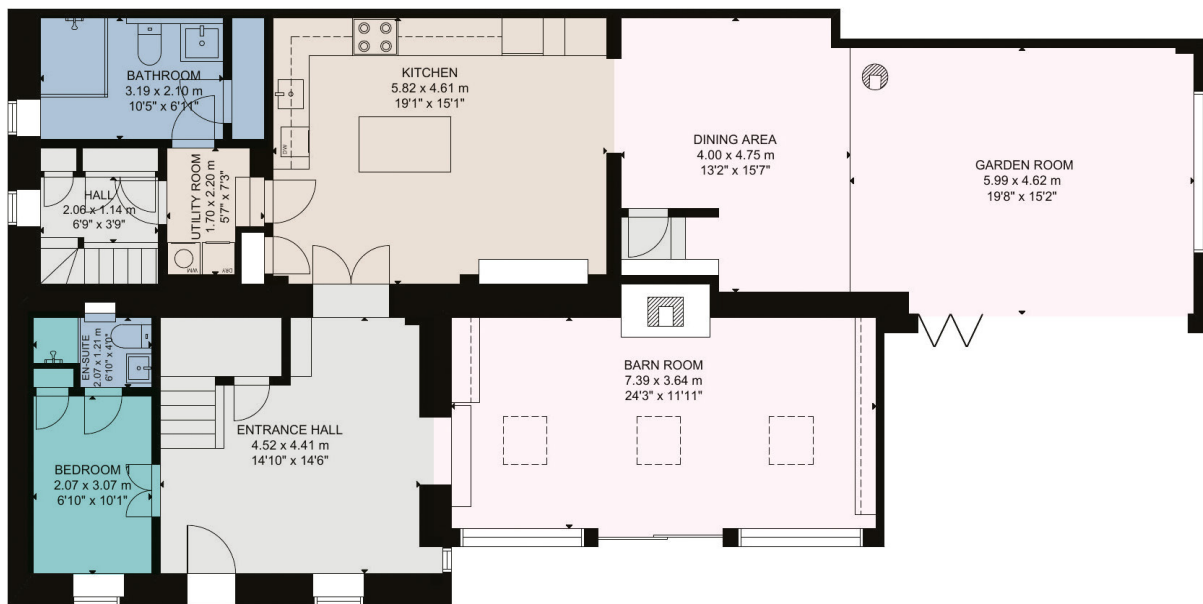
Services: Mains water, electricity and drainage. LPG gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

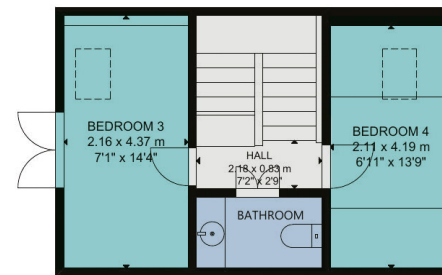
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Wiltshire District Council. Bythesea Road, Trowbridge, Wiltshire BA14 8JN. T: 01249 706 111. Council Tax Band E and EPC rating E.

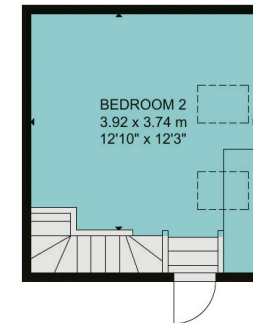




GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA  
 TOTAL: 236 m<sup>2</sup>/2,542 sq ft  
 GROUND FLOOR: 160 m<sup>2</sup>/1,723 sq ft, FIRST FLOOR: 76 m<sup>2</sup>/819 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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