



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



CASTLE COTTAGE

Barnsley

Castle Cottage, Ampney Knowle, Barnsley, GL7 5ED

A quintessential and superbly renovated cottage
in the heart of the Cotswolds

Description

Castle Cottage is the quintessential detached Grade II Listed Cotswold cottage, where centuries of character are beautifully balanced with the comforts of contemporary country living. Thoughtfully and sympathetically renovated, it is a home that captures the romance of the Cotswolds while offering an effortless lifestyle for modern living.

From the moment you step inside, there is an unmistakable sense of warmth and tranquillity. Original timber beams, natural stone and wood floors, bespoke joinery and carefully curated interiors combine to create a home that feels both timeless and inviting. Every detail has been considered with exceptional care, ensuring the property's rich heritage is celebrated while introducing understated luxury throughout.

Designed for every season, the beautifully proportioned accommodation flows naturally from one room to the next. The welcoming kitchen is well equipped with modern appliances and complete with a Rangemaster cooker. There is ample worktop space with further storage space in the adjacent utility/back kitchen. The adjoining dining room, centered around a Clearview wood-burning stove, is made for entertaining, where family and friends naturally gather over leisurely breakfasts and long suppers. The elegant sitting room offers the perfect place to relax beside a crackling fire after a day exploring the surrounding countryside. A charming snug provides a peaceful retreat to read, work from home or simply enjoy a quiet moment, and also offers the flexibility to be used as a third bedroom.

Underfloor heating throughout the ground floor ensures year-round comfort, while abundant natural light, delightful window seats and lovely garden views create an atmosphere of calm and connection with the outdoors.

The first floor, accessed via two separate staircases, offers two generous double bedrooms, a family bathroom and a separate shower room. Each bedroom enjoys good ceiling heights and picturesque views across the gardens and surrounding countryside, providing peaceful spaces in which to wake and unwind.

Outside, the enchanting garden is a natural extension of the home. Enclosed by traditional Cotswold stone walls and hedging, it offers privacy and a wonderful sense of seclusion. The graceful willow tree creates a striking focal point, with a delightful lawn providing space to enjoy the gorgeous setting, while the sunny terrace invites relaxed lunches, evening drinks and long summer barbecues with family and friends.

Beyond the garden, the adjoining paddock offers an exceptional feeling of freedom and endless possibilities, whether enjoyed simply as open green space, for keeping animals, or as a beautiful natural setting to explore throughout the changing seasons.

Approached via a gated gravel driveway with ample parking, Castle Cottage is far more than a beautiful period home; it is a place to slow the pace of life, embrace the rhythm of the countryside and create lasting memories in one of the Cotswolds' most idyllic settings.

Dining room • Kitchen • Utility room • Sitting Room • Snug/Study • 2/3 Bedrooms
2 Bathrooms • Terrace • Garden • Paddock • Ample Parking • Gated Driveway
In all circa 1.69 acres





General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.
Private drainage. Oil-fired 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: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 623000. Council Tax Band G. EPC rating D.



Location

Castle Cottage offers the quintessential Cotswold lifestyle, combining beautiful surroundings, outstanding local amenities and the timeless appeal of country living.

The **cottage** enjoys an enviable position on the edge of Barnsley, one of the Cotswolds' most celebrated villages. Surrounded by rolling countryside and handsome Cotswold stone architecture, the village is renowned for its horticultural heritage, having been home to the internationally acclaimed gardener Rosemary Verey, whose influence is still evident in its exceptional gardens. Barnsley combines rural tranquillity with a welcoming village atmosphere. The Pig-in-the-Cotswolds is a destination for relaxed dining, spa days and beautiful gardens, while The Village Pub is perfect for drinks, supper with friends or a traditional Sunday lunch.

The wider Cotswolds offers an outstanding lifestyle. Nearby Cirencester, the 'Capital of the Cotswolds', is renowned for its independent shops, cafés, restaurants and markets, while Burford and the surrounding villages are full of charming pubs, galleries and historic buildings. Daylesford Organic Farm Shop and Soho Farmhouse are both within

easy reach, and Cheltenham offers excellent shopping, dining, festivals and its famous racecourse.

Families are well served by an excellent choice of schools, including Hatherop Primary School, Hatherop Castle, Beaudesert Park, Dean Close, Cheltenham College, Cheltenham Ladies' College and Pate's Grammar School.

The surrounding countryside provides endless opportunities for walking, cycling and riding, with golf available at Cirencester, Cheltenham, Burford and Naunton Downs.

Despite its peaceful setting, Castle Cottage is well connected, with easy access to Oxford, Cheltenham, the M40 and M5, while fast rail services from Kemble and Kingham reach London Paddington.

Cirencester 4.5 miles

Northleach 8 miles

Kemble 9 miles (direct train to London Paddington)

Burford 13 miles

Cheltenham 19 miles

All distances and times are approximate



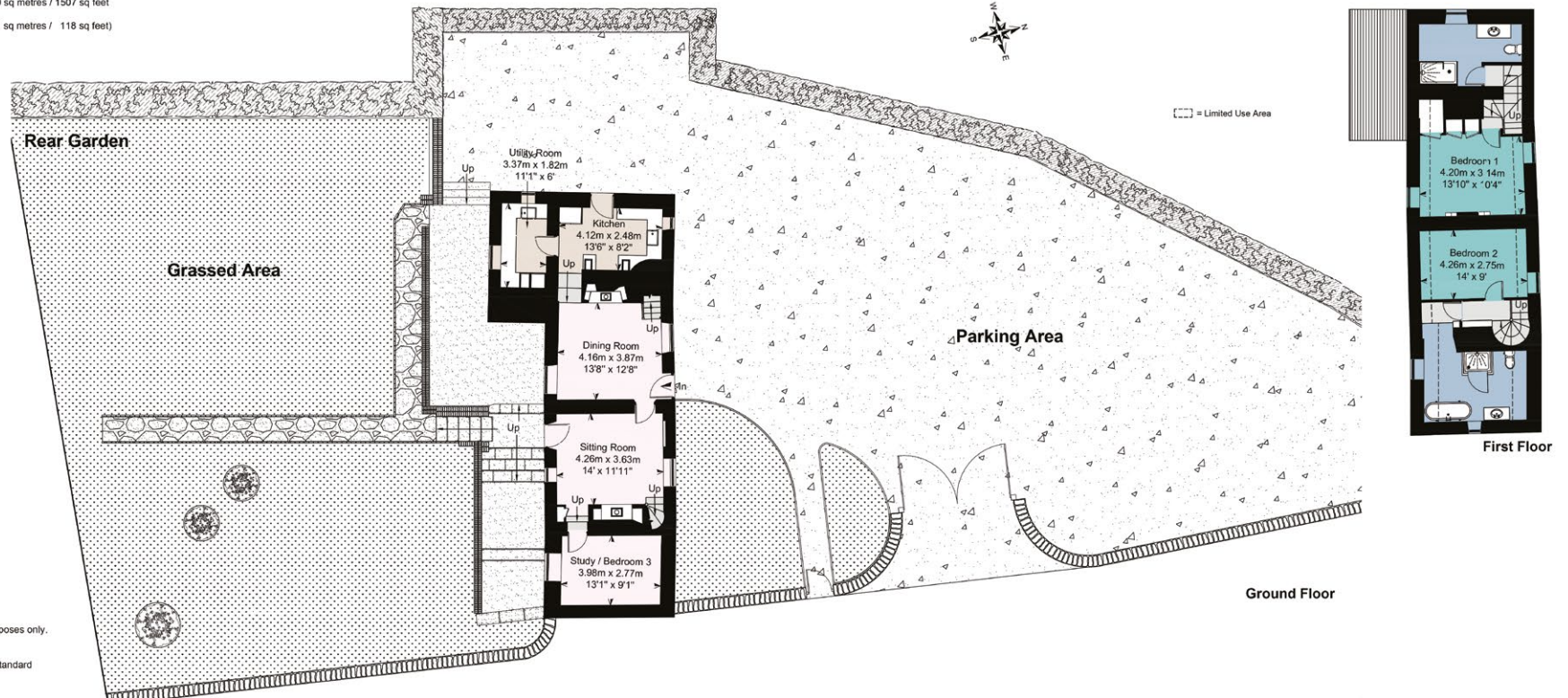
Castle Cottage, Ampney Knowle, Cirencester, Gloucestershire

Approximate IPMS2 Floor Area
House

140 sq metres / 1507 sq feet

(Includes Limited Use Area)

11 sq metres / 118 sq feet



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