

DOWMANS FARMHOUSE

— COBERLEY —



DOWMANS FARMHOUSE, COBERLEY, GL53 9QY

Entrance hall · Kitchen/dining room · Family room · Sitting room
Drawing room · library · Study · Utility · 6 Bedrooms · 3 Bathrooms
Terrace · Gardens · Stabling · Gym/ barn · Paddocks · Garage
Store · Gated driveway · Ample parking

An exceptional period farmhouse in the heart of the Cotswolds

Description

Dowmans Farmhouse, accessed via a sweeping gated gravel driveway, was originally two 17th century cottages that were brought together in the early 1900s to create a wonderful and substantial country home.

Great care and attention have been put into creating a stunning home which flows impeccably, with many original features. The house is superbly adapted to modern day living. There is a real feeling of space with open plan living areas and cosy corners.

The generous entrance hall sets the tone to this fabulous country home. As the central point of the ground floor, it leads through to the kitchen/dining room, which is clearly the heart of the house and a wonderful room in which to entertain

family and friends and put the world to rights over a glass of wine in the evenings. The kitchen is well laid out with bespoke units and plenty of work top and storage space. The Aga adds extra warmth in the colder months.

The adjacent family room, with access to the courtyard terrace and having beautiful countryside views, is a versatile space that currently works well as a play/movie room.

The reception hall leads through the other side to the sitting room, drawing room, library and study. All these reception rooms have been elegantly curated to provide superb space, comfort and plenty of natural light. The wood burners add warmth in the winter and beautiful paneling and bespoke joinery

offer both style and clever storage.

The utility room keeps the piles of washing out of sight and is ideal for muddy wellies and wet dogs after a long walk exploring the Cotswold countryside.

Upstairs comprises the master bedroom with en suite bathroom and dressing room. There are five further bedrooms and two bathrooms. All the rooms are superbly proportioned with wonderful countryside views and an abundance of natural light.

Outside, the terrace is perfect for al fresco dining and enjoying sundowners on a warm summer's evening. The gardens and grounds around the house are predominantly laid to lawn, interspersed with a variety of mature specimen trees and partially bordered by beautiful

Cotswold stone walling. Up to 8 stables, a tack room and a hard standing provide fabulous equestrian facilities, with two timber gates leading directly to the two paddocks.

To the far end of the stable block, above three of the loose boxes, there is a double storey loft room which is currently used as a home gym, although it offers various other options for usage and could provide excellent ancillary accommodation. Planning has been granted to create an annex from this area, which would include two bedrooms, a sitting room, kitchen and bathroom over two floors. Planning Application Number - Cotswold District Council: 23/00960/FUL. There is a covered garage, a store, and plenty of further parking on the driveway. The land extends to circa 2.75 acres.

Location

Dowmans Farmhouse is superbly located in picturesque Coberley, a beautiful and sought-after village in the heart of the Cotswolds. The village is dotted with period homes and quaint Cotswold stone cottages and there are fabulous walks on the doorstep. The village is also home to a stunning church and a primary school. The superb Green Dragon gastro pub, with its deli and farm shop, and stunning Cowley Manor Experimental are both just down the road.

Known as the "Capital of the Cotswolds", Cirencester to the south, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets.

Elkstone Studios is a short drive up the road. This superb collection of converted barns is home to a Jesse Smith's butcher, Knead bakery, various wellness and fitness businesses, paddle courts and a selection of fabulous boutiques.

Cheltenham, 5 miles north, not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Coberley Church of England Primary School in the village, The Cotswold School, Beaudesert Park, Westonbirt, Hatherop Castle, Cheltenham College and Cheltenham Ladies College, Dean Close, Marling and Pate's, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Ullenwood, Charlton Kings, Minchinhampton and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South-West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services from Kemble and Cheltenham.



Cheltenham 5 miles Cirencester

10 miles

Kemble 17 miles

(London Paddington 70 minutes)

M4 (Junction 15) 28 miles

All distances and times are approximate







General Information

Tenure: Freehold. NB: A footpath crosses a section of the paddock to the east of the property.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

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 643000. Council Tax Band F and EPC rating E.



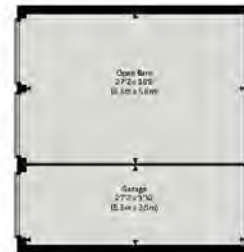
DOWMANS FARM, GL53

Approx. gross internal area 4491 Sq.Ft. / 417.3 Sq.M.

Approx. gross internal area 8096 Sq.Ft. / 752.2 Sq.M.

(Including Restricted Height Area, Stable & Outbuilding)

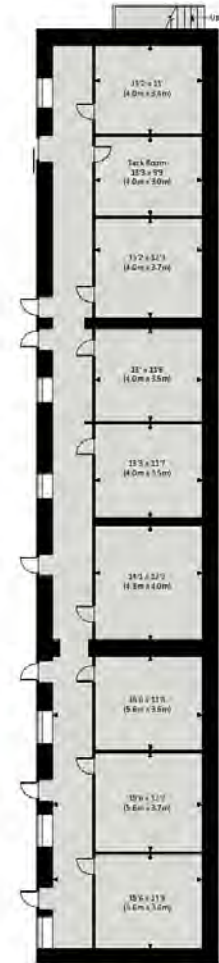
All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



OUTBUILDING



HOME GYM



STABLE GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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