



SKYE BARN

Westfield, Nr Cheltenham, GL54 3BX

KE[™]
KINGSLEY
EVANS

SKYE BARN

WESTFIELD, NR CHELTENHAM, GL54 3BX

A rare and exciting opportunity to create a dream home from a charming, part converted, Cotswold stone barn in a beautiful hamlet

A Cotswold Stone Barn for Conversion • Planning Permission Granted • Four Bedrooms
Two Reception Rooms • Kitchen/Breakfast Room • Generous Gardens Backing onto Open Fields
Double garage • Parking

DESCRIPTION

Planning Permission has been granted to convert this period stone barn into a truly beautiful Cotswold home. Undeniably the appeal is to create a fine property in an idyllic, true countryside setting. The current approved plans allow for a four bedroom stone home with two reception rooms in addition to a superb kitchen overlooking the extensive gardens. The current design could be reinvented to include two further bedrooms on the second floor allowing a blank canvas for development and to create a home that suits individual requirements.

OUTSIDE

The proposed planning shows Skye Barn fronted by a central courtyard set behind double gates giving access to the off-road parking area and double garage. To the rear, leading out from the kitchen/dining room, is a large patio area, which enjoys superb views over the generous garden. The large rear garden is currently part lawn, a further development opportunity. A noteworthy feature of the garden is the privacy it offers, backing onto open fields with unique countryside views.

SITUATION

Much of the charm of Skye Barn is due to its setting, sited within the picturesque hamlet of Westfield, a quintessential cluster of pretty Cotswold barns and homes in an Area of Outstanding Natural Beauty. The location is extremely accessible, having the A40 within four miles of the property. Indeed, the A40 provides good east/west access to London, Cheltenham and the M5, whilst the nearby Fosseway gives excellent north/south access. Also nearby is the village of Andoversford which offers a primary school and The Royal Oak Inn. Bourton on the Water, less than five miles away, has a wider range of amenities as well as the popular Cotswold School. The beautiful town of Cheltenham, just ten miles away, has a wide range of excellent schools including The Cheltenham Ladies' College, Cheltenham College, St Edward's and Dean Close. As well as superb educational facilities the town is well known for its restaurants, fashion district and the many festivals that it holds including music and food as well as the cricket and National Hunt festival. Walking and riding countryside in and around Westfield is at its best, there are also a number of golf courses on the edge of the hamlet including Shipton Golf Course and the prestigious Naunton Downs.



Approximate Floor Area = 461 sq m / 4962 sq ft
(Including Garage / Excluding Void)
This plan is only a guide of the potential Skye Barn offers and does not resemble the approved plan



Kingsley Evans
115 Promenade, Cheltenham,
Gloucestershire, GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.