



JAMES PYLE & Co.



Stone Farm Barns, 8 Farm Lane, Leighterton, Tetbury, Gloucestershire, GL8 8US

Detached Grade II Listed barn conversion
 Large self-contained annexe
 4 bedrooms
 Charming walled gardens of 0.60 acres
 Planning permission to convert outbuilding
 into additional ancillary annexe/gym/
 home office
 Generous proportions throughout
 Farmhouse style kitchen
 Large reception rooms
 No onward chain



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Offers from £1,425,000

Approximately 3,660 sq.ft.



‘With accommodation spanning over 3,000 sq.ft with 0.60 acres, is this your next four-bedroom family home, three-bedroom house with separate annexe, lucrative Air BnB opportunity, or something else? The possibilities are plentiful.’

The Property

Set within a peaceful enclave of attractive period homes, this impressive detached property sits within 0.60 acres of beautifully landscaped gardens and an orchard. With an adjoining substantial annexe, outbuildings with approved planning for additional accommodation, and ample private parking, this unique property provides a wealth of opportunities to suit various lifestyle needs offering a rare combination of character, space, and flexibility.

A Characterful & Inviting Home

Originally converted in the 1990s, the barn has retained its traditional charm and striking architectural features. The Cotswold stone elevations are complemented by traditional barn gables, while an enchanting stone archway elegantly links the main house to the annexe.

Step inside to find a beautifully crafted interior,

where oak flooring, exposed beams, and vaulted ceilings create a warm and welcoming atmosphere. The spacious reception room serves as the heart of the home, featuring a magnificent galleried staircase, a cosy sitting area with a wood-burning stove, and a separate lounge space overlooking the gardens. The farmhouse-style kitchen, with its antique pine units and vaulted ceiling, adjoins a lovely dining room, perfect for entertaining.

Upstairs, the main barn offers three well-appointed bedrooms and two bathrooms, including a luxurious cast iron roll-top bath and separate shower. A unique glazed bridge provides internal access to the first floor of the adjoining annexe, offering an extension of the principal accommodation to provide a fourth bedroom.

A Self-Contained Annexe for a range of uses

The 872 sq.ft. annexe is a fantastic addition, ideal

for multi-generational living, guest accommodation, holiday lets, or a private workspace. Designed to be fully independent, it boasts its own private entrance, courtyard garden, and separate living spaces, yet can seamlessly integrate with the main house. The ground floor features two reception rooms and a fitted kitchen, while upstairs, a vaulted double bedroom with a brand-new en-suite shower room completes the space.

Exciting Potential with Approved Planning Permission

Adding to the incredible versatility of this property, the outbuilding/garage (603 sq.ft) has full planning permission granted (ref: 23/02819/LBC, February 2024) to convert into an additional ancillary annexe, perfect for use as a home office, gym, guest accommodation, or additional rental income. The approved design includes an open-plan living area, bedroom and en-suite.

Enchanting Outdoor Spaces

The walled gardens and orchard provide a tranquil setting, with lush lawns, raised vegetable beds, and a variety of fruit trees including apple, plum, fig, and pear. The west-facing front garden offers a high degree of privacy, featuring a charming lily pond and waterfall feature, making it the perfect place to unwind.

Tenure & Services

We understand the property is Freehold. Both the main barn and the annexe have oil fired central heating benefitting from an oil tank each. Mains drainage, water and electricity are connected to the property. Gigaclear broadband is available (currently not connected). The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Cotswold District Council Tax Band F.





Situation

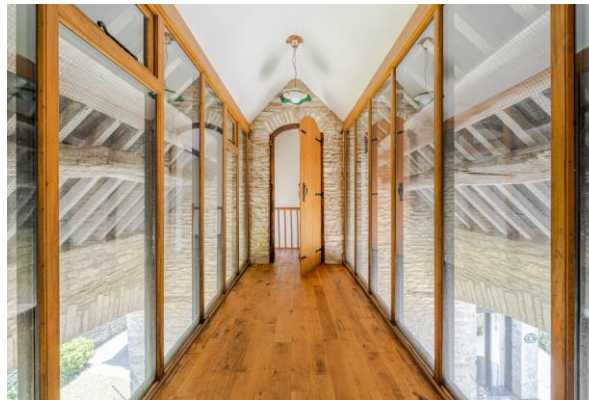
Leighterton is an excellent Cotswold village situated equidistance between Tetbury and Wotton-under-Edge. The village has a pretty church, duck pond, farm shop, and popular primary school as well as the well-regarded Royal Oak pub. Both the market town of Tetbury and Wotton-under-Edge have a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centres. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. The village is surrounded by beautiful Gloucestershire countryside with a wide range of footpaths and bridleways. The renowned Westonbirt Arboretum is a 5 minute drive away along with Westonbirt Golf Course. Both the M4 and M5 are easily accessible for commuting to Bath, Bristol, Gloucester and the South West. Kemble Station has regular fast commuter services to London Paddington (in as little as 69 minutes).

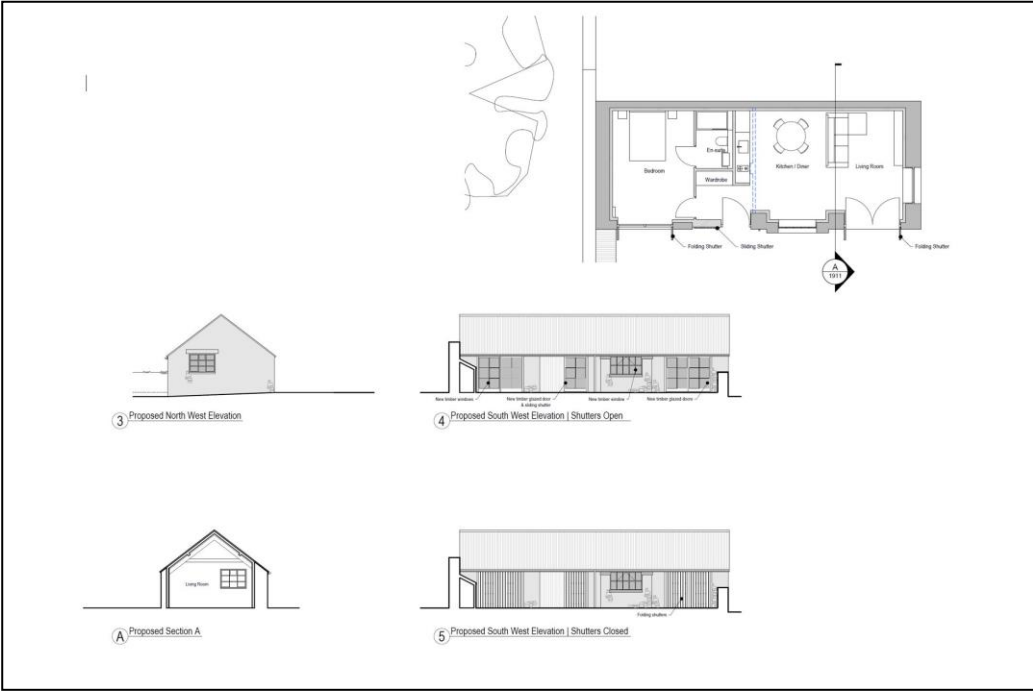
Directions

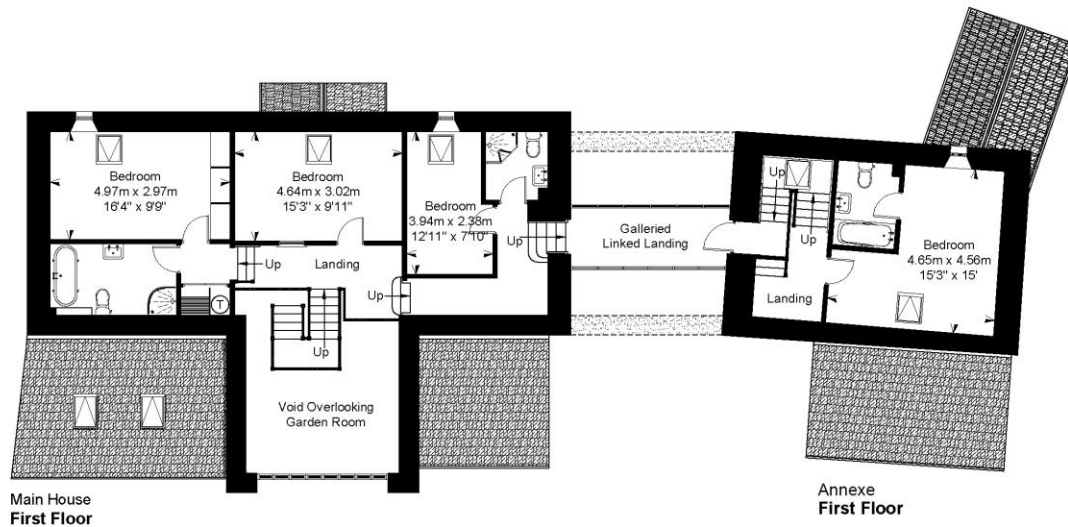
From the Royal Oak at the centre of the village, bear right into Back Lane and take the next left hand turn into Farm Lane to locate the property as the first on the left hand side.

Postcode GL8 8US.

What3words: ///walls.blocking.successor







Main House
First Floor

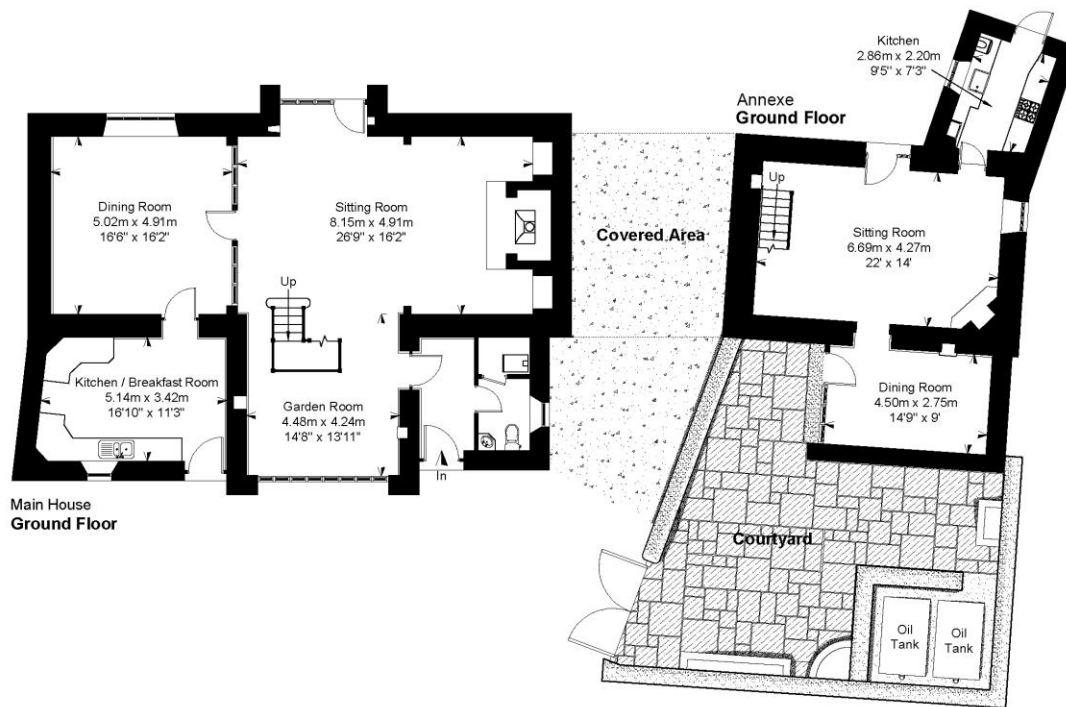
Annexe
First Floor

Stone Farm Barn, 8 Farm Lane, Leighterton, Gloucestershire

Approximate IPMS2 Floor Area	
Stone Farm Barn	203 sq metres / 2185 sq feet
Annexe	81 sq metres / 872 sq feet
Garage Block	56 sq metres / 603 sq feet
Total	340 sq metres / 3660 sq feet

Simply Plans Ltd © 2023
 07890 327 241
 Job No SP3115
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

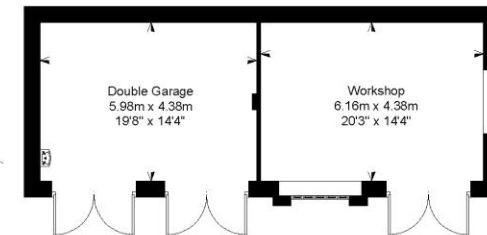
Outbuildings
 Not Shown In Actual Location Or Orientation



Main House
Ground Floor

Annexe
Ground Floor

Garage Block



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577