

GRANGE BARN

Magazine 



THE
COUNTRY
HOUSE
DEPT.





GRANGE *Barns*

2 Farm Lane, Leighterton, Gloucestershire, GL8 8US



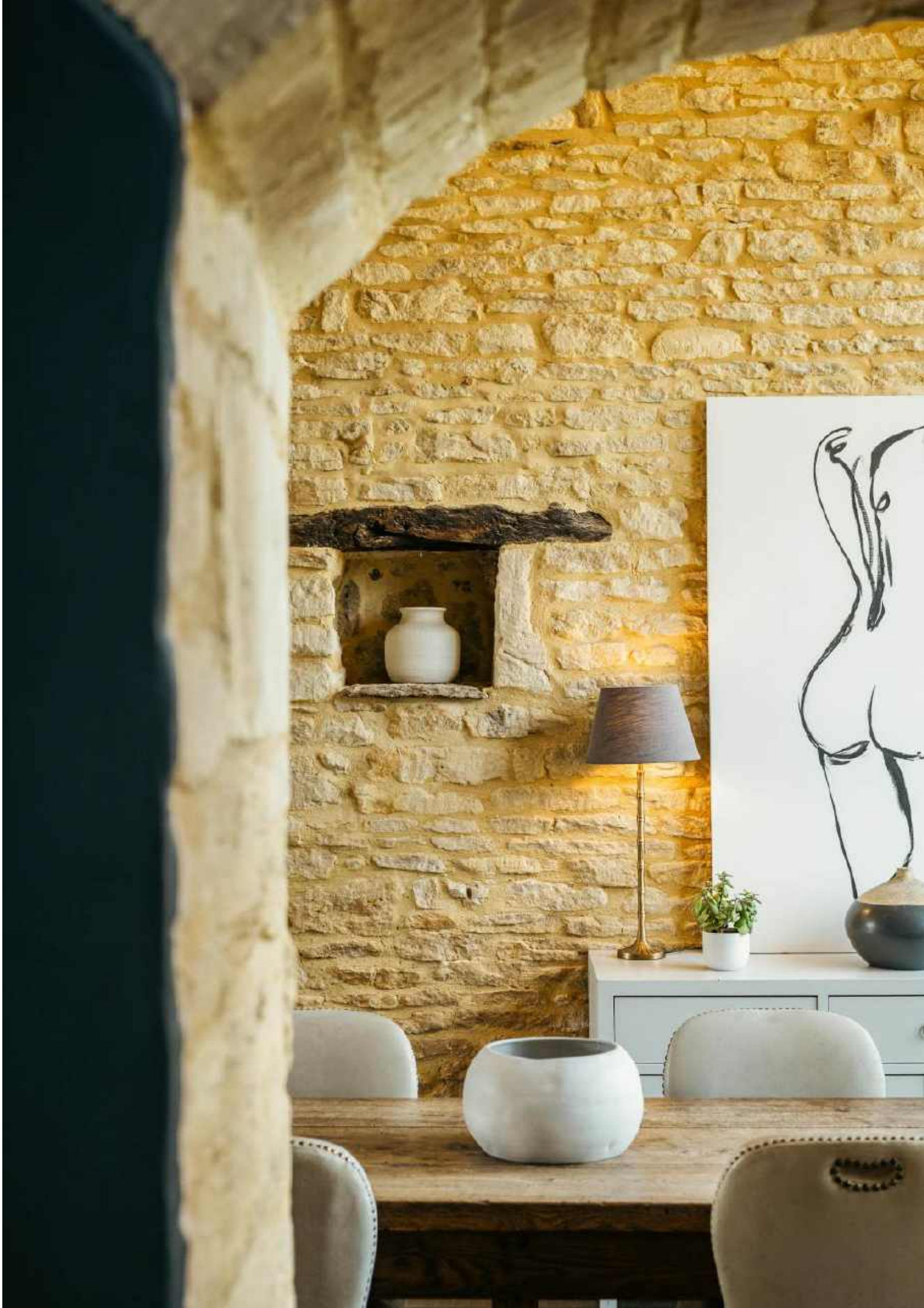
Tucked quietly along a peaceful country lane on the edge of Leighterton, Grange Barns is a home that feels both grounded in its rural setting and effortlessly contemporary in its design.

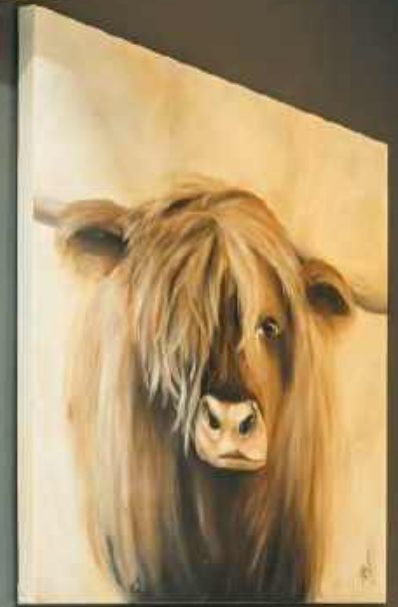
Originally agricultural in purpose, the barn has been thoughtfully reimaged into a striking home, where volume and light take centre stage. Inside, the architecture reveals itself in layers — vaulted ceilings, exposed beams, and carefully framed views that draw the outside in. The main living space unfolds with a natural ease, offering both openness for entertaining and quieter corners for retreat. Light shifts beautifully throughout the day, filtering through generous glazing and settling into the textures of wood, stone, and soft neutral tones.

What sets Grange Barns apart, however, is its quiet versatility. Adjacent to the main house sits a beautifully converted two-bedroom annexe, currently run as a highly successful holiday let. Designed with the same sensitivity to its origins, the space combines exposed stone, original beams and a light, airy feel, alongside the comforts modern guests expect—generous bedrooms with en-suite facilities, underfloor heating, and a relaxed, open-plan living area. There's a subtle independence to it: Whether retained as a proven income stream or reimaged for multi-generational living, guest accommodation, or a private workspace, it offers a flexibility that feels increasingly rare.

Outside, the gardens are both manageable and inviting, with space to breathe without the burden of excess and a feeling that the house sits comfortably within its setting rather than upon it.







THE FINER *Details*

Bedrooms

4

Reception Rooms

4

Bath/Shower Rooms

3

Double garage

1

The Barn

(Two bedroom annexe with leisure room, sauna and shower room)

Acreage

0.49

What3Words

///bleaching.slamming.bars

Co-Ordinates

51°37'05"N , 002°15'27"W

Services

Mains water, electricity and drainage
Oil fired central heating

Listing

Grade II

EPC

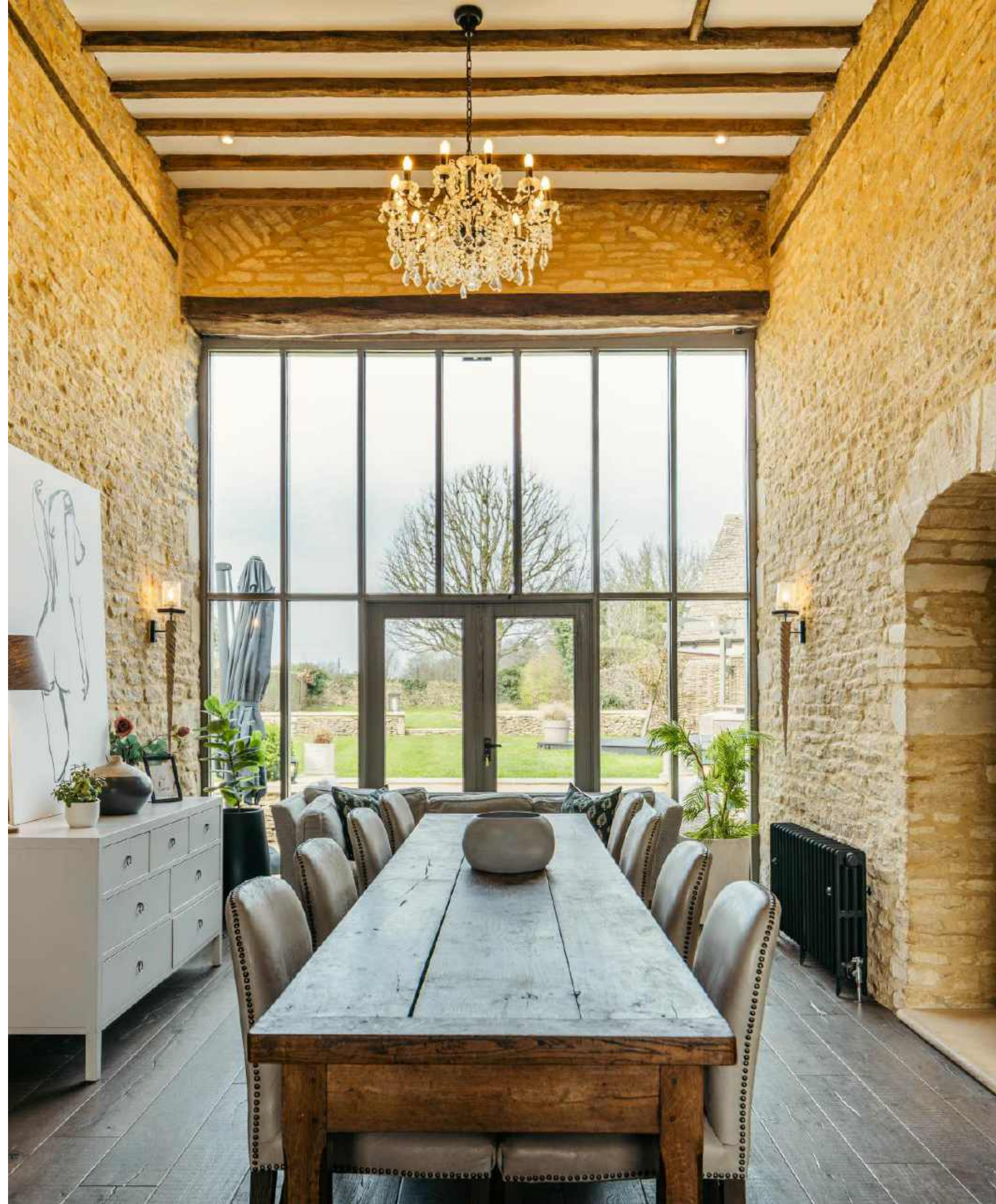
Grange Barns, Band E
The Barn, Band D

Council Tax

Band G

Local Authority

Cotswold District Council











ABOUT THIS *Area*

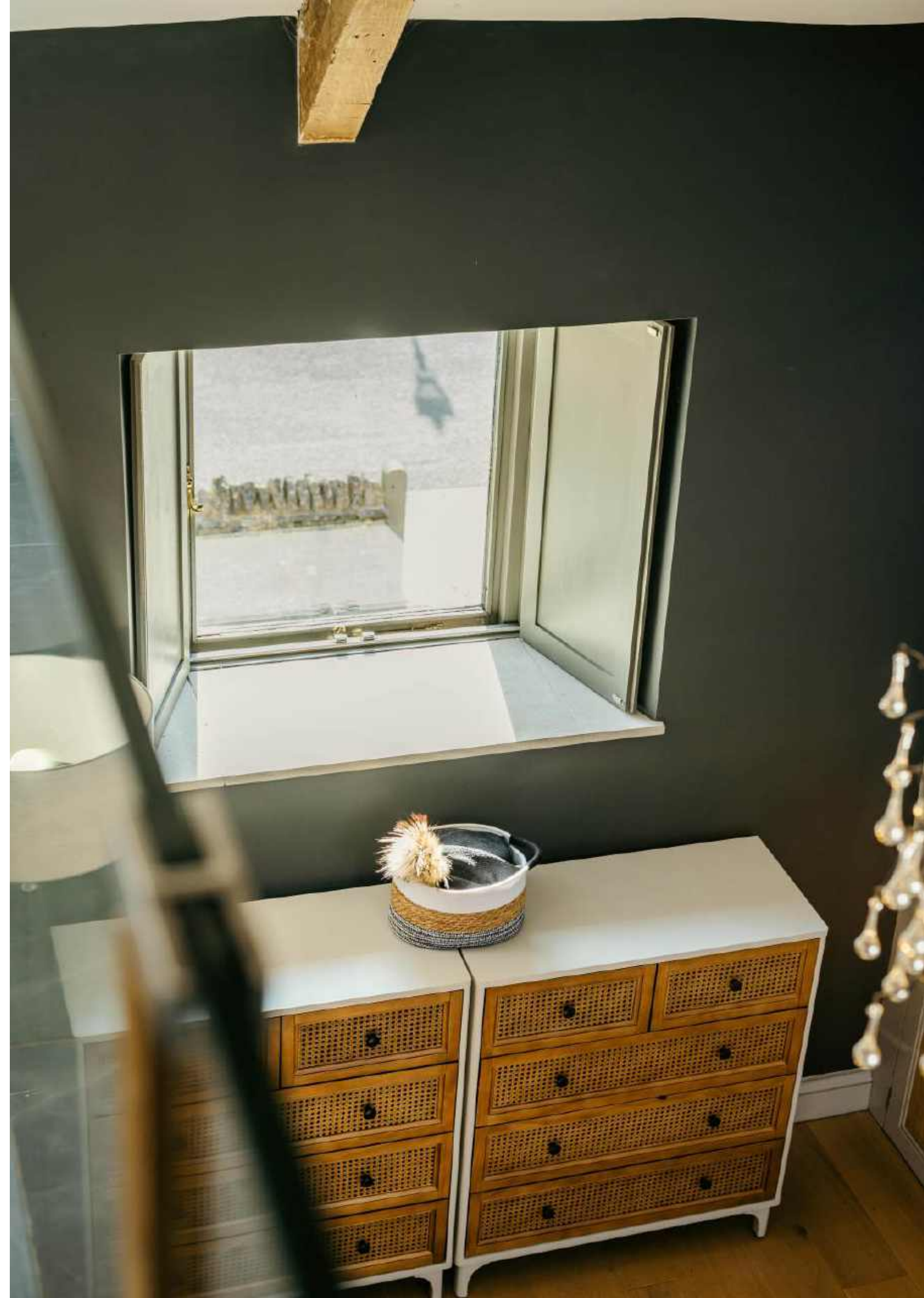


Leighterton is an attractive and unspoilt Cotswold village surrounded by undulating countryside. The village has a pub, the Royal Oak, a well-regarded primary school, farm shop, and a 13th century church. The village is situated near the National Arboretum with numerous walks and some 15,000 specimen trees set in c600 acres.

Nearby Tetbury and Nailsworth have a good range of everyday shops and an excellent range of specialist boutiques and delicatessens. Bath, Bristol, Swindon, Cheltenham and Gloucester are the main regional centres and are all within daily commuting distance. Junction 18 of the M4 is about 10 miles distant and there are direct services to London Paddington from Chippenham or Kemble, the former scheduled to take from 60 minutes.

Gloucestershire is renowned for its excellent selection of schools. Local private schools include Beaudesert Park, Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies College, Kingswood, Marlborough and Westonbirt. Additionally, there are a number of local state schools as well as seven highly regarded Grammar Schools, including Stroud High and Marling School in Stroud, and Pate's Grammar School in Cheltenham.





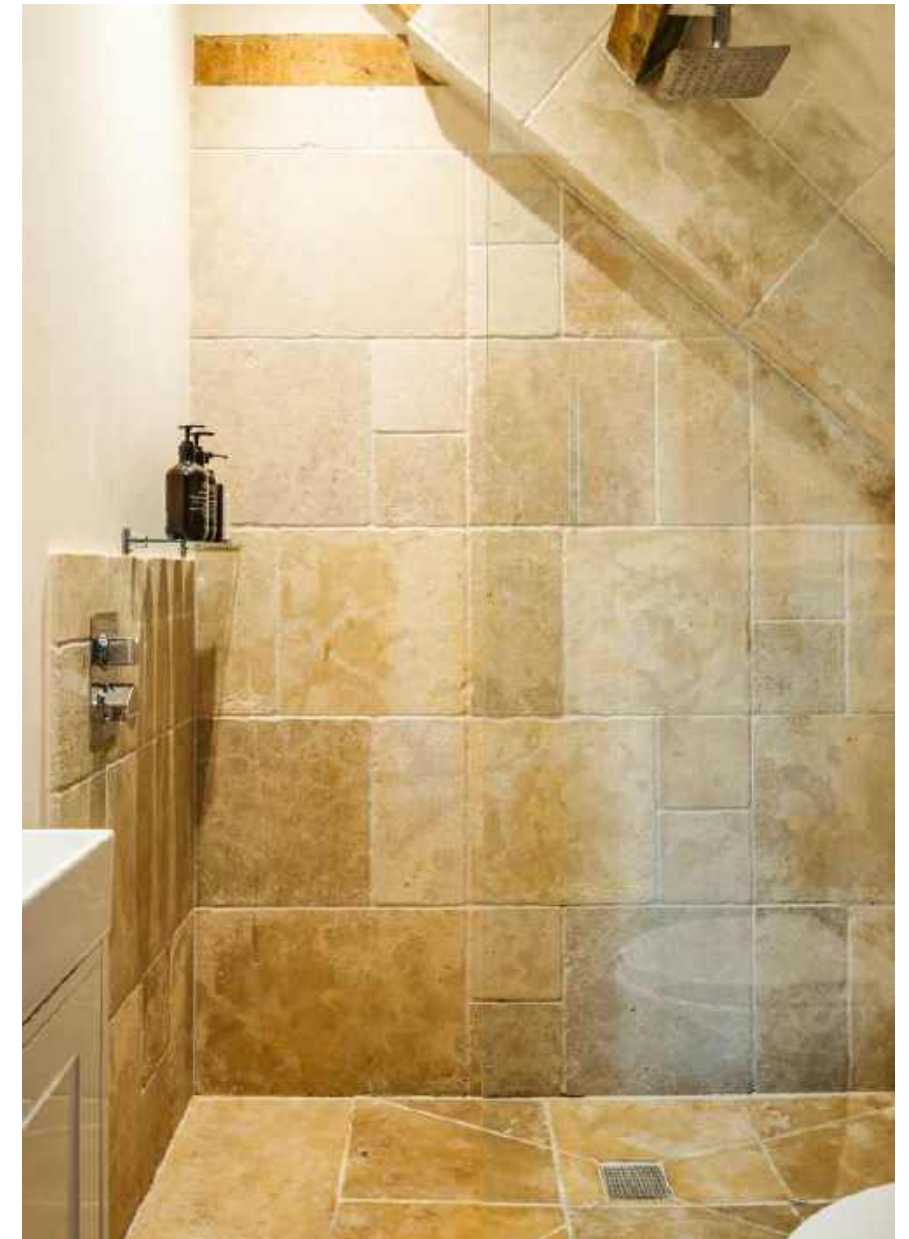






















POINTS OF *Interest*



Towns and Cities

Tetbury 5.3 miles
Malmesbury 9.7 miles
Bath 21 miles
Bristol 23 miles
Cheltenham 28.2 miles
Central London 106 miles

Pubs & Restaurants

The Royal Oak, Leighterton
The Brasserie, Calcot Manor
The Holford Arms, Knockdown
The Kings Arms, Didmarton

Train Stations

Kemble Station 12.4 miles
(London Paddington from 75 mins)
Chippenham 15.3 miles
(London Paddington from 60 mins)

Airports

Bristol Airport 31 miles
Birmingham Airport 79.6 miles
London Heathrow 93 miles



AREA GUIDE

The Cotswolds 🏡

Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque

Walking - The Cotswold Way

The Cotswold Way takes you through honey-coloured villages, pass stately homes, ancient battle sites and beautiful churches, all whilst being treated to some of the most amazing views in England.

Eating Out - Lola & Co, Tetbury

Perfectly complementing aesthetics with drinks, the Chef uses the finest, seasonal, and sustainable products from the best artisans to create a menu that enables the discovery of flavours from a Majorcan beach, the Costa Brava, the Spain of Quixote and the white ancient mills.

Event - The Cheltenham Festival

A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

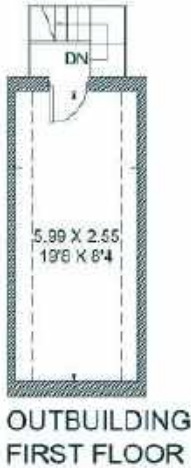
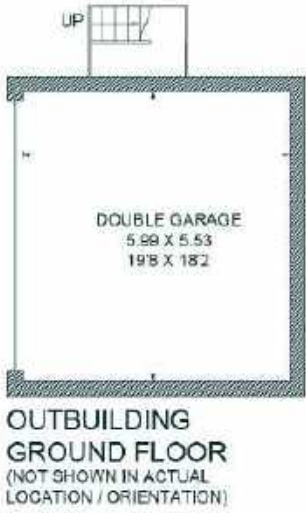
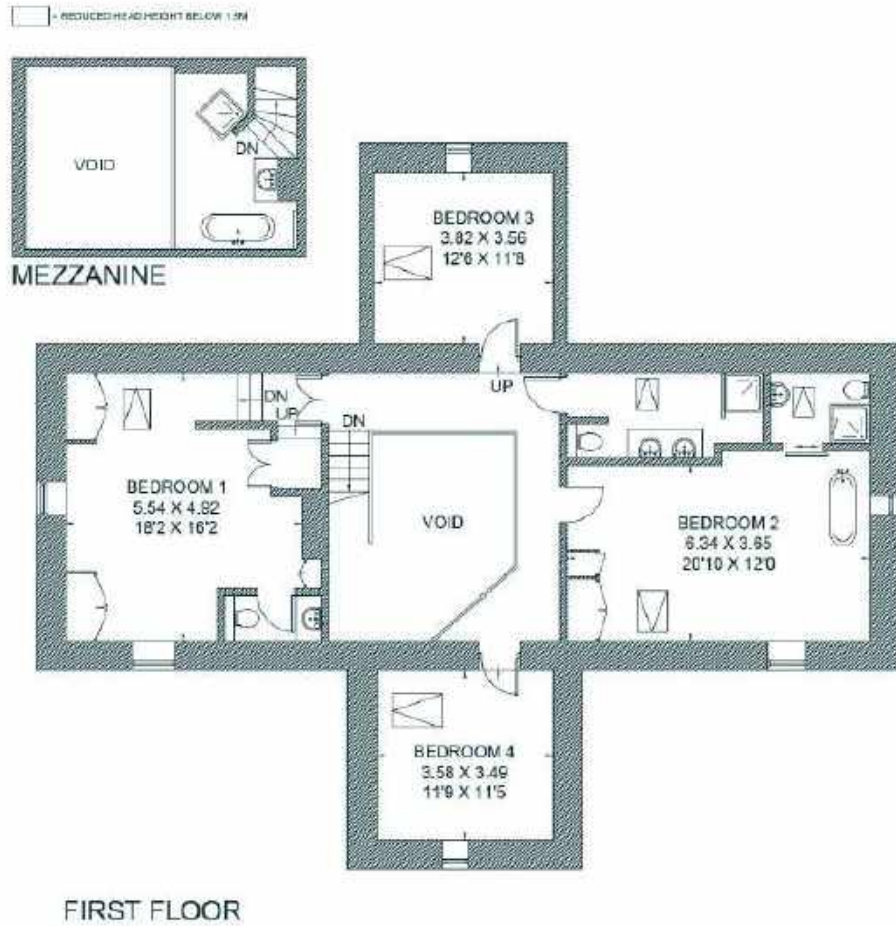
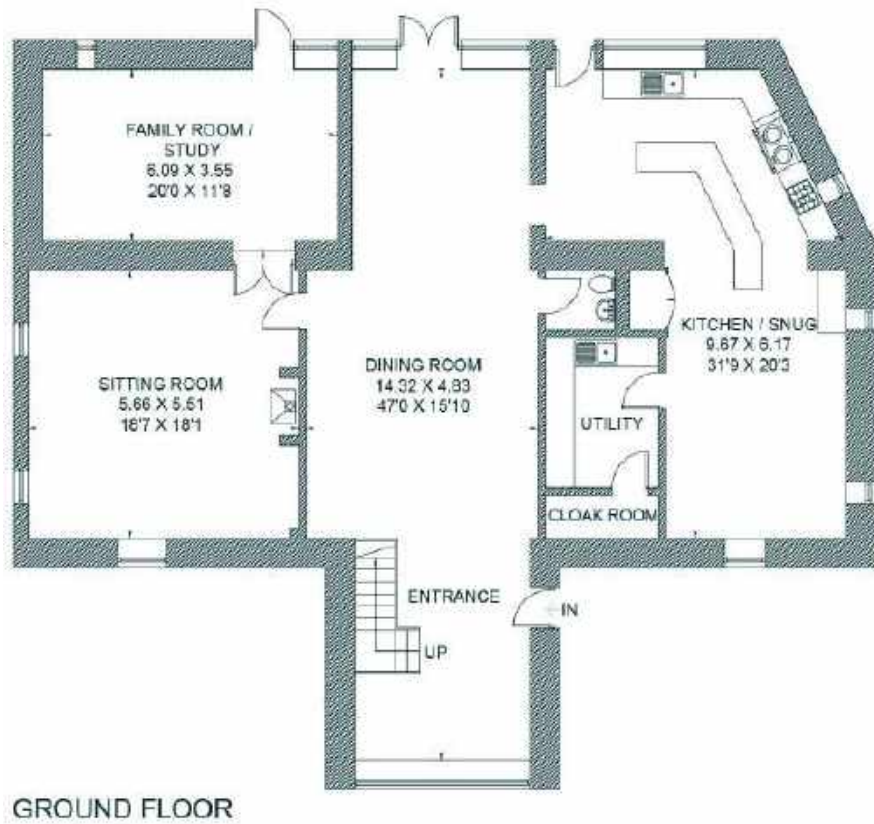
Westonbirt Arboretum

The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.



FLOORPLANS

Grange Barns



Total - 488.7 sq m / 5,260 sq ft
 House - 293.5 sq m / 3,159 sq ft | Outbuilding - 195.2 sq m / 2,101 sq ft

ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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