

The Old Malt House

Brimpsfield
Gloucestershire, GL4 8LD

51°48'43"N , 002°05'25"W
[what3words///race remainder treat](https://www.what3words.com/race remainder treat)

THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Dating back to 18th Century, The Old Malt House has been completely restored and refurbished by our clients to the highest of standards. Occupying a wonderful position in the enviable village of Brimpsfield, the house offers exceptional living and entertaining space. Constructed of Cotswold stone under a Cotswold tile roof with stone mullion windows throughout. The versatile family accommodation is arranged over three floors including a wealth of period features including flagstone flooring, working fireplaces and original beams.



ABOUT THIS HOUSE



The centre piece of the house is the kitchen which has been converted from a derelict barn and comprises of a bespoke kitchen and living room with underfloor heating and mezzanine level above with large doors leading out into the kitchen garden. Outside the landscaped gardens are made up a wonderful, terraced area accessed from the kitchen, herbaceous borders, mature specimen trees and lawn to the front and East. Within the garden is a large home office with a log burner. There is ample parking for at least four cars.











THE FINER DETAILS



BEDROOMS

4

BATH/SHOWER ROOMS

2

ACREAGE

0.49

RECEPTION ROOMS

3

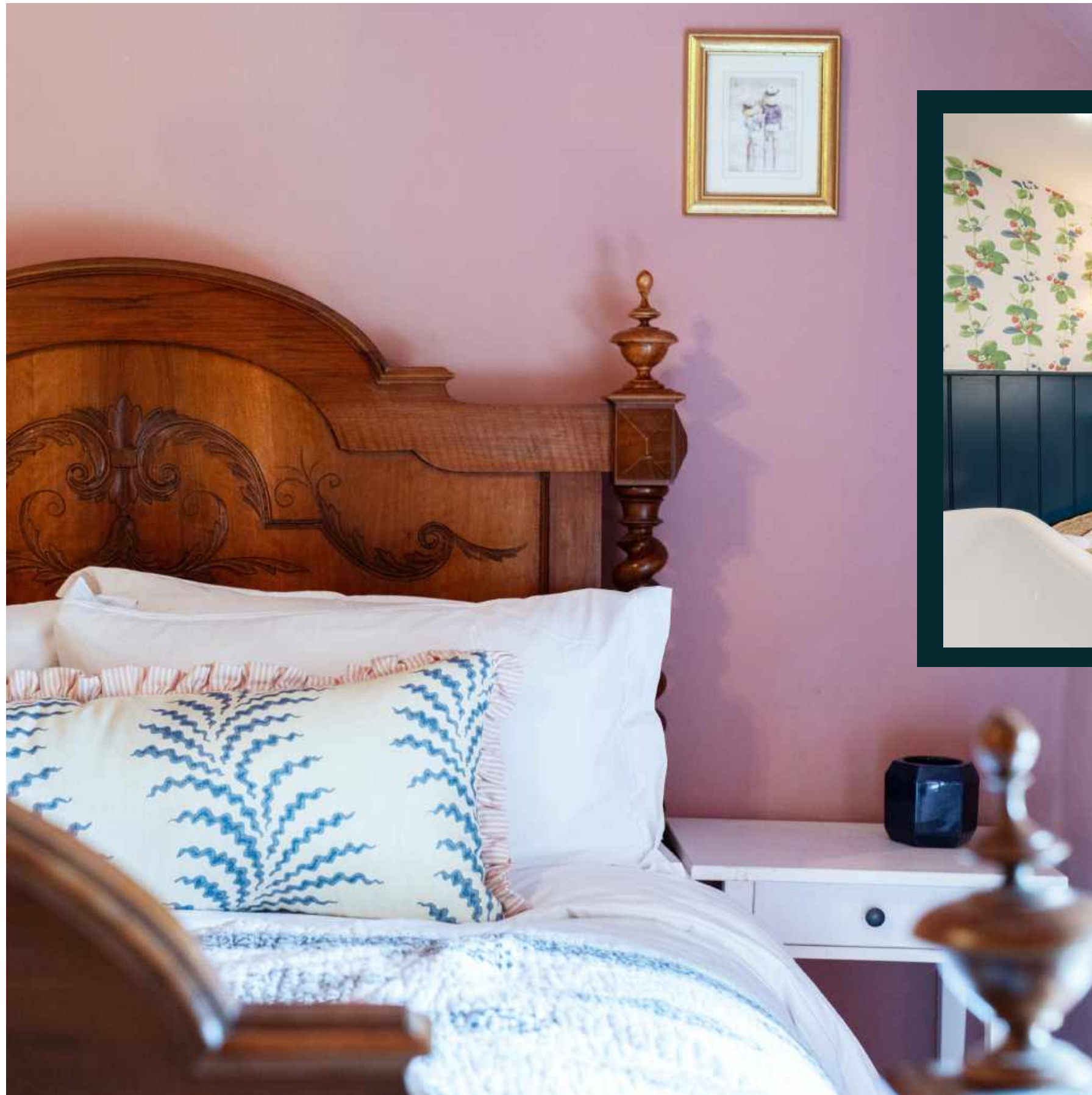
OUTBUILDINGS

1





THE FINER DETAILS



WHAT3WORDS

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CO-ORDINATES

51°48'43"N , 002°05'25"W

SERVICES

Mains water, electricity, and drainage.
Oil fired central heating.

LISTING

Grade II

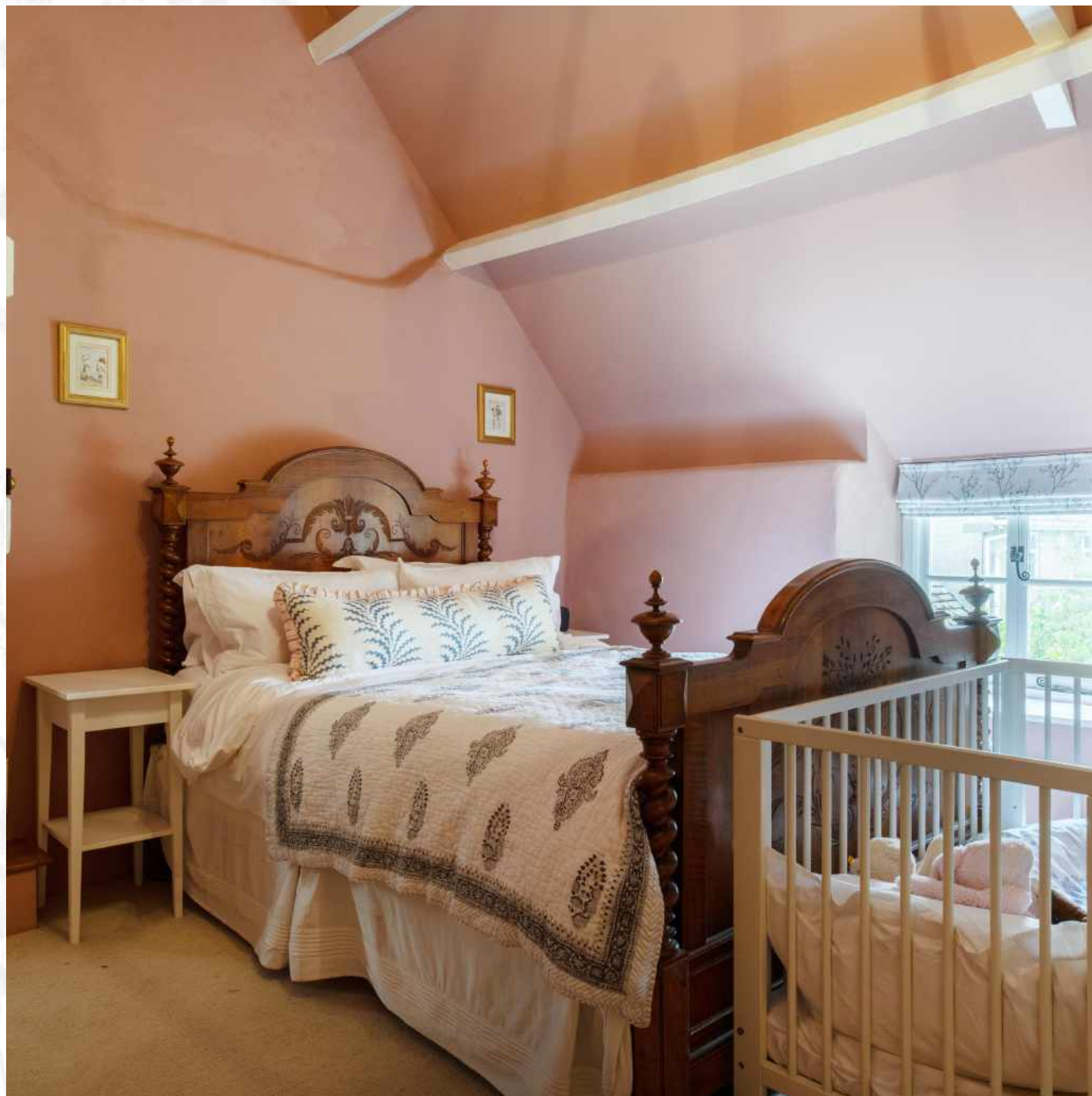
COUNCIL TAX

Band F

LOCAL AUTHORITY

Cotswold District Council







ABOUT THIS AREA

Brimpsfield is situated in the Cotswold Area of Outstanding Natural Beauty amidst some of the Cotswolds most attractive and unspoilt countryside. Brimpsfield is a picturesque and unspoilt small Cotswold village and is principally made up of period houses and cottages. Brimpsfield has a church, village hall, cricket club and an excellent primary school (Ofsted: Outstanding) in nearby Birdlip. The village is in a peaceful location reached by winding rural lanes yet is within a short drive of the A417 dual carriageway, which provides excellent communication links. Cirencester, which is deservedly known as 'The capital of the Cotswolds' and approximately 10 miles away, is a historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. Cheltenham (8 miles) is the main regional centre. The area is renowned for its excellent selection of schools. Local private schools include Cheltenham College, Cheltenham Ladies College, Beaudesert Park, Kings School, Wycliffe College, Rendcomb, and Westonbirt. Additionally, there are a number of local state schools in Cirencester and three highly regarded Grammar Schools, Stroud High and Marling School in Stroud, and Pate's Grammar School in Cheltenham. Communication links are excellent: there is a fast and regular Great Western Train service from Kemble to London Paddington which takes approximately 75 minutes. The A417 gives easy access to the M5 and M4 motorways.

TOWNS & TRAIN STATIONS

Cheltenham 7 miles
Cirencester 12 miles
Bristol International Airport 52 miles
London 109 miles
Kemble train station 13 miles

LOCAL

Elkstone Studios
Fostons Ash Inn
Cowley Manor





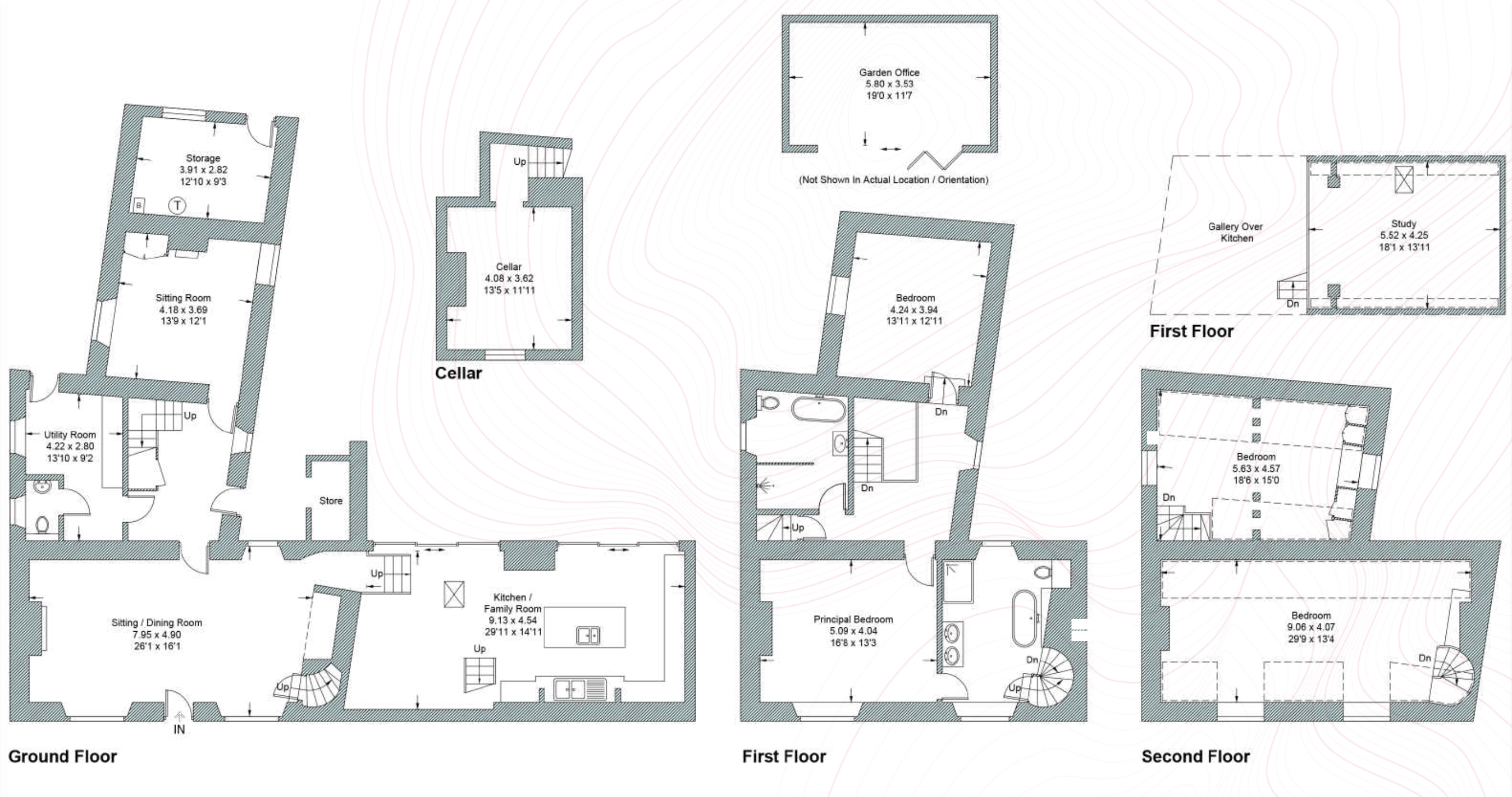








FLOORPLAN



Total - 352.6 sq m / 3,955 sq ft
House - 313.1 sq m / 3,370 sq ft | Cellar- 18.9 sq m / 203 sq ft | Garden Studio - 20.6sq m / 222 sq ft

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AREA GUIDE

The Cotswolds

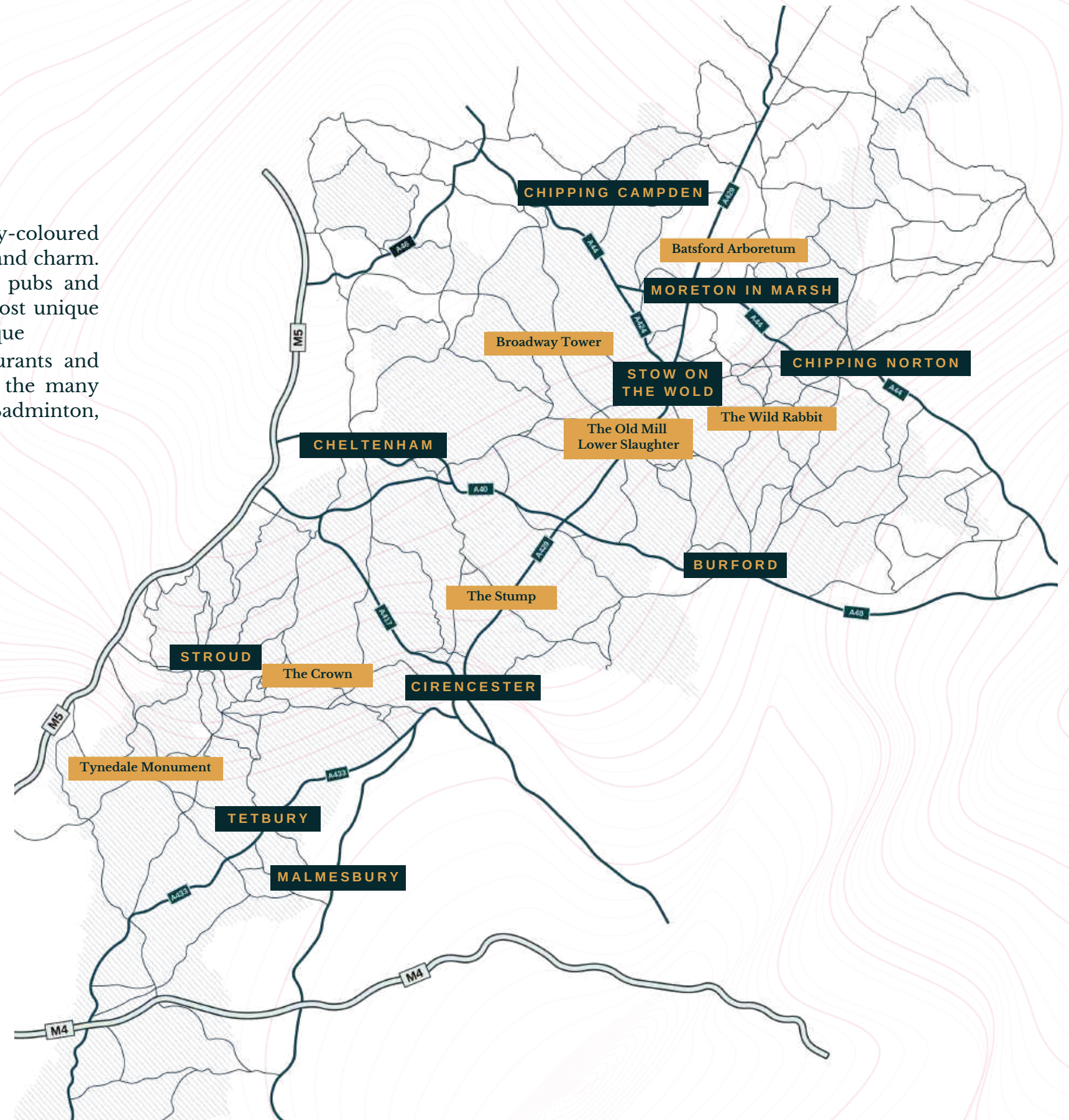
Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

WALKING **Broadway Tower**
A iconic landmark on top of the beautiful Cotswold escarpment.

EATING OUT **The Stump, Foscross**
Simplicity, good quality and affordability: that's the ethos behind this old-new pub near Cirencester. The 17th-century coaching inn has been reconfigured as a stylish venue serving pizza and pasta.

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.

DAY OUT **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.





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