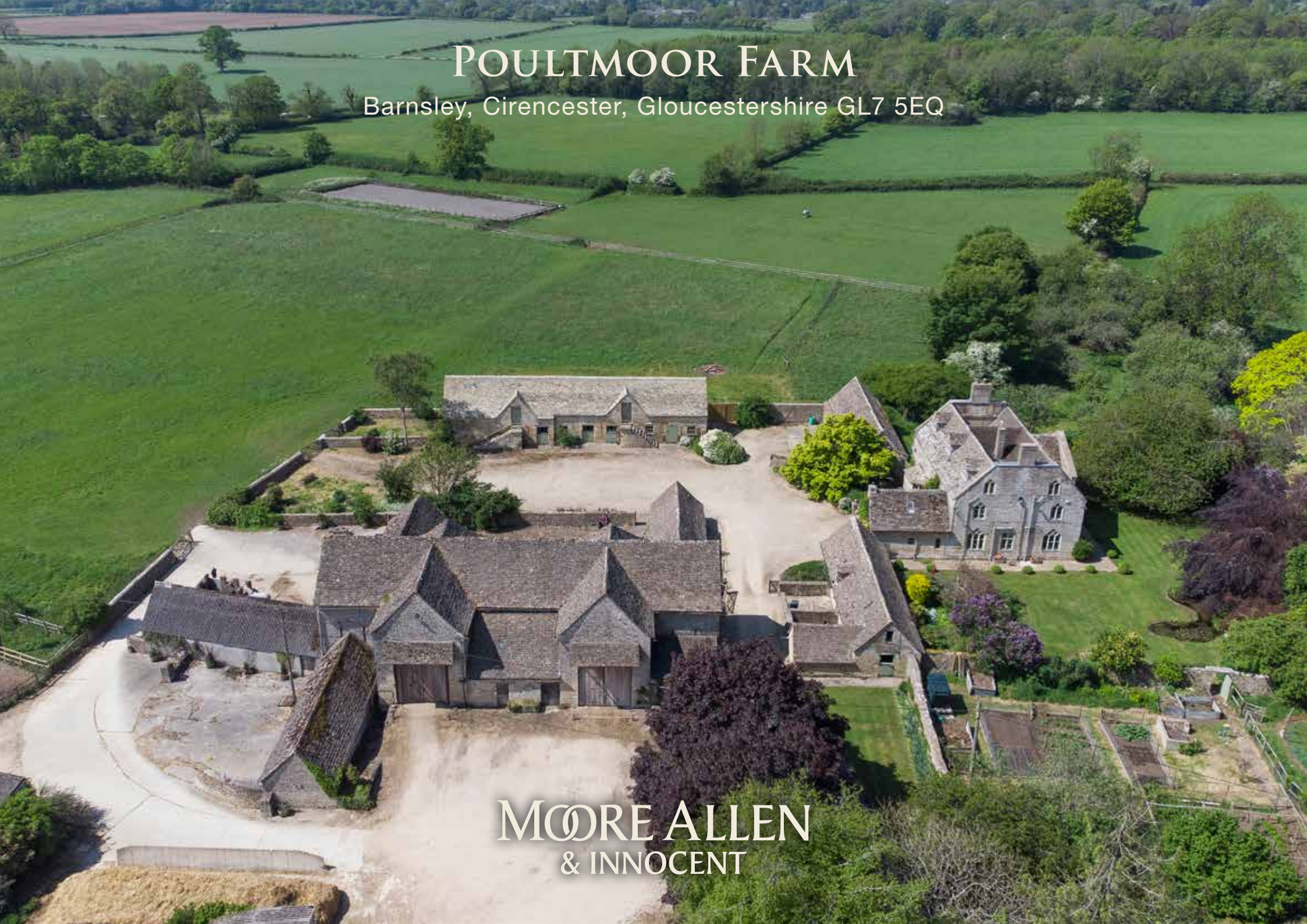


POULTMOOR FARM

Barnsley, Cirencester, Gloucestershire GL7 5EQ

MOORE ALLEN
& INNOCENT



SITUATION

Poultmoor Farm is situated in an excellent rural position in one of the most popular areas of the Cotswold Hills, between the well-known villages of Barnsley and Bibury. Barnsley village, about 1 mile to the west, has a luxury spa hotel (The Pig in the Cotswolds) and an excellent inn, the Village Pub. Bibury, situated on the River Coln and described by William Morris as “the most beautiful village in England”, lies about 1½ miles to the northeast. The village offers a range of amenities including a village shop, post office, restaurant, hotel, public house and trout farm.

More extensive amenities are available in both Cirencester and Burford. Despite its rural location, motoring connections are very good. Cirencester provides access to a number of major highways, including the A417/A419 dual carriageway (4 miles) which connects the M4 and M5 motorways. The A40 at Burford connects with the M40 at Oxford to the northeast. Regular train services from Swindon put London (Paddington) at just over one hour’s travelling time.

Schooling in the area is first class, with several well-known private schools within daily travelling distance, including Westonbirt, Beaudesert, Pinewood, Marlborough College, St Mary’s Calne and the Cheltenham Colleges.

There are many recreational opportunities in the area, including golf at Cirencester, Burford and Cheltenham; racing at Cheltenham, Newbury, Warwick, Bath and Stratford; hunting with the V.W.H. Hunt and polo at Cirencester Park.





POULTMOOR FARM

Barnsley, Cirencester, Gloucestershire GL7 5EQ

Cirencester 4 miles, Burford 12 miles, Oxford 30 miles,
Cheltenham 19 miles, London 77 miles, Swindon Railway Station
18 miles (London, Paddington from 60 minutes),
Kemble Railway Station 10 miles, M4 Motorway (junction 15) 22 miles,
M40 Motorway (junction 7) 32 miles.
(all distances and times approximate)

**A delightful residential farm in an excellent position
with outstanding views and equestrian facilities**

believed to have been in the same family ownership for over 230 years

- A listed, period farmhouse providing flexible accommodation comprising 3 reception rooms, 5 / 6 bedrooms and 4 bath / shower rooms
- Pretty gardens, partly walled, and outbuildings
- Three semi-detached cottages
- Two magnificent, listed traditional barns
- Equestrian facilities including stabling, indoor school and outdoor manege
- Farmland and woodland in an attractive setting, situated in a ring fence
- No known public rights of access cross the Property

In all about 100.73 acres (40.74 hectares)

For sale by private treaty as a whole

**MOORE ALLEN
& INNOCENT**

33 Castle Street, Cirencester, Gloucestershire GL7 1QD
01285 648115 farmsales@mooreallen.co.uk
mooreallen.co.uk

THE PROPERTY

Poultmoor Farm is situated in a delightful area of the Cotswold Hills and comprises a small residential farm, extending in all to about 100.73 acres, set within a ring fence. It enjoys considerable equestrian appeal. The main farm is approached over a private tarmac drive from the public highway which leads to an extensive gravel yard to the front of the farmhouse.

Poultmoor Farmhouse

The farmhouse comprises a fascinating, comfortable family home, much of which has recently been redecorated and refurbished, including rewiring and replumbing. It is a period dwelling, listed Grade 2, with a date stone "1790 JM". The listing paper states that the initials refer to James Musgrave who built the house in that year. This has led us to believe that Poultmoor Farm may have been in the same Family ownership since at least that date.

The house fronts onto a yard that is bounded by two impressive traditional buildings, beyond which there are extensive views over its own pretty, railed pasture fields and as far as the Marlborough Downs in the distance. The house is mainly constructed of Cotswold stone elevations under pitched, Cotswold slate roofs. It benefits from full oil-fired central heating, supplemented by an oil-fired Aga cooker in the kitchen. It contains many period features.

Accommodation: The accommodation extends to about 396.3m², arranged over three floors, offering versatile living space that could be altered to suit the individual needs of a buyer, subject to receiving the necessary consents. Most of the rooms have high ceilings, giving the house a light and airy feel, with numerous exposed beams.

The entrance porch opens to the reception hallway which leads through the house to a garden door at its far end. There is an attractive staircase leading to the first floor, and to one side there is a cloakroom. The drawing room, a delightful room with large, south facing bay windows, is entered through double doors. There is a window seat, an open fireplace with an ornate surround and bookshelves.

The study also has an open fireplace and bookshelves, and beyond this room is the dining room, an excellent room for entertaining. A door leads to the kitchen, fully fitted with a modern range of base and wall units, which include a breakfast bar, and incorporates a single drainer sink as well as an integral hob and oven. There is an oil-fired double oven AGA cooker and a fitted Welsh dresser. There is a breakfast area with integral



seating. Beyond the kitchen is a utility room in a single storey extension containing the Grant oil-fired central heating boiler, a Belfast sink, a walk-in larder and yard door.

The first-floor landing, which contains a window seat, a large airing cupboard and hanging cupboards, gives access to four attractive double bedrooms, one with an ensuite bathroom, one with an ensuite shower room and one with an ensuite toilet, together with a family bathroom.

From the first-floor landing, stairs lead up to the second floor, containing a number of spacious rooms which could either be used as part of the main house or as separate accommodation. The rooms currently comprise a landing, sitting room, kitchen, bedroom and bathroom. They require some modernisation and refurbishment. From the second floor there are outstanding southerly views across Poultmoor Farm and as far as the Marlborough Downs in the distance.





POULTMOOR FARM

Total Approx Floor Area
396.3 sq.m. (4,265 sq.ft.) approx
Not to scale. For identification purposes only





Outside

The house is bounded by an attractive area of gardens and grounds. At the front of the house stands a magnificent magnolia tree adjoining a paved terrace. To the side and rear there are formal gardens with pretty flower borders and a pond, beyond which there is a walled vegetable garden. On the western side of the house there is an orchard.

Adjoining the house there are two useful outbuildings constructed of Cotswold stone, one of which contains a cloakroom, garden store, wood store, loose box and a former pigsty, and the other comprises three garages and a workshop.



The Farm & Equestrian Buildings

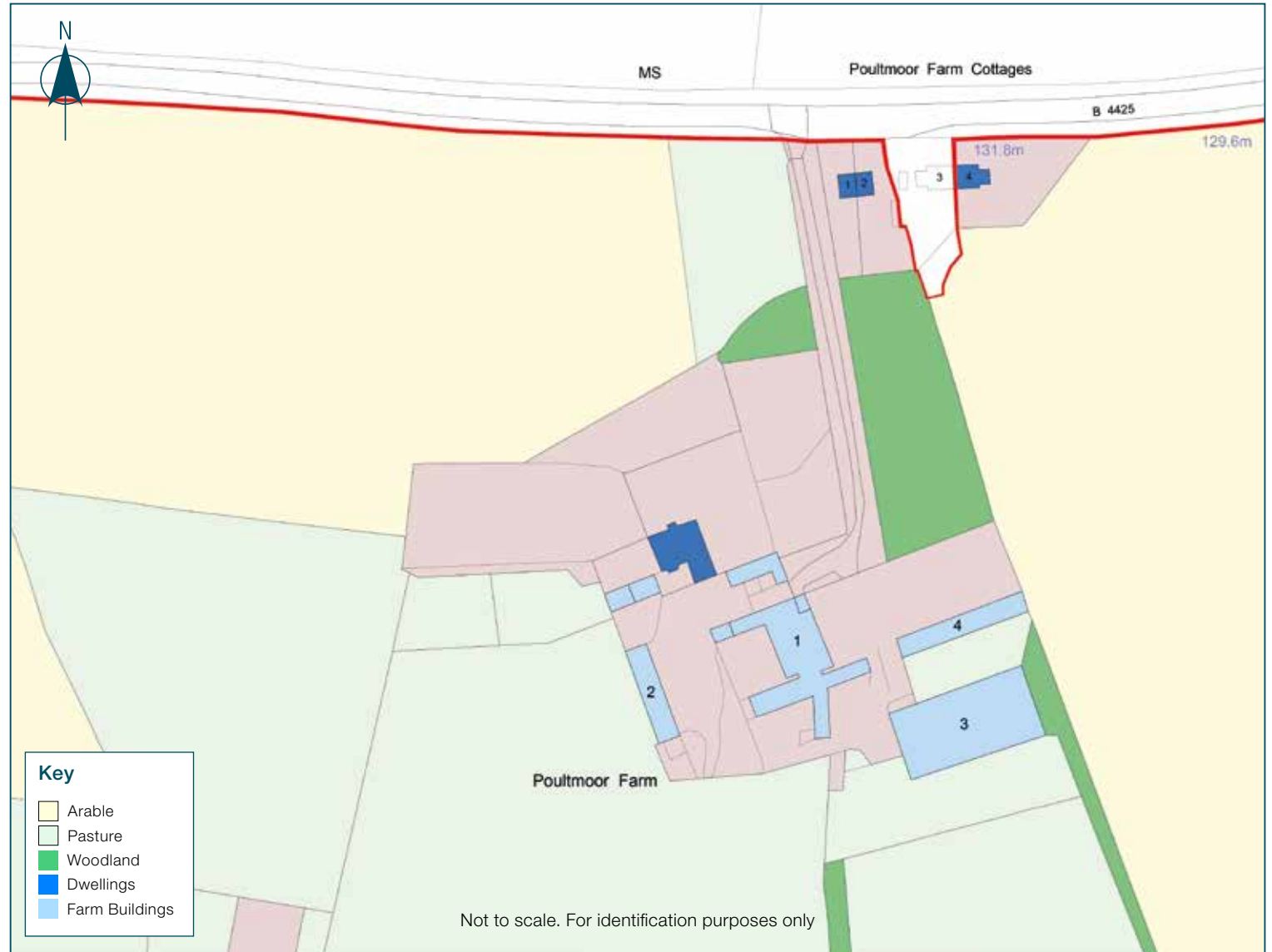
The buildings are situated immediately to the south of the farmhouse, as shown on the plan of the dwellings and buildings. The buildings comprise a mix of traditional and more modern structures, listed below in the same number order as shown on the plan:

1. Traditional Tythe Barn: A rare and impressive double span tythe barn, listed Grade 2 and constructed of Cotswold stone elevations under pitched, Cotswold slate roofs. It has main external dimensions of 29.0m x 14.1m with four single storey extensions, mainly containing stabling, running to the east, west and south. There are large porches on both the eastern and western elevations, with substantial double shutting timber doors.

2. Stable Barn: An attractive Grade 2 listed traditional building of Cotswold stone elevations under a recently recovered pitched roof. The main external dimensions of the building are 28.6m x 6.3m. The ground floor mostly comprises stabling. There are two sets of tallet steps leading to first floor hay lofts above.

3. Indoor School: (41.8m x 21.4m) of 9 bay, steel portal frame construction under a pitched, corrugated roof, partly clad with timber boarding and corrugated fibre cement sheeting. The surface is of sand and fibre.

4. Stable Building: (38.5m x 5.6m) of 9 bay, concrete and steel frame construction under a mono-pitch, corrugated roof over a concrete floor. One bay is enclosed with concrete blockwork. The remainder is open fronted with concrete block walling on three sides.





Traditional Tythe Barn



Stable Barn



Indoor School



Traditional Tythe Barn



Stable Barn

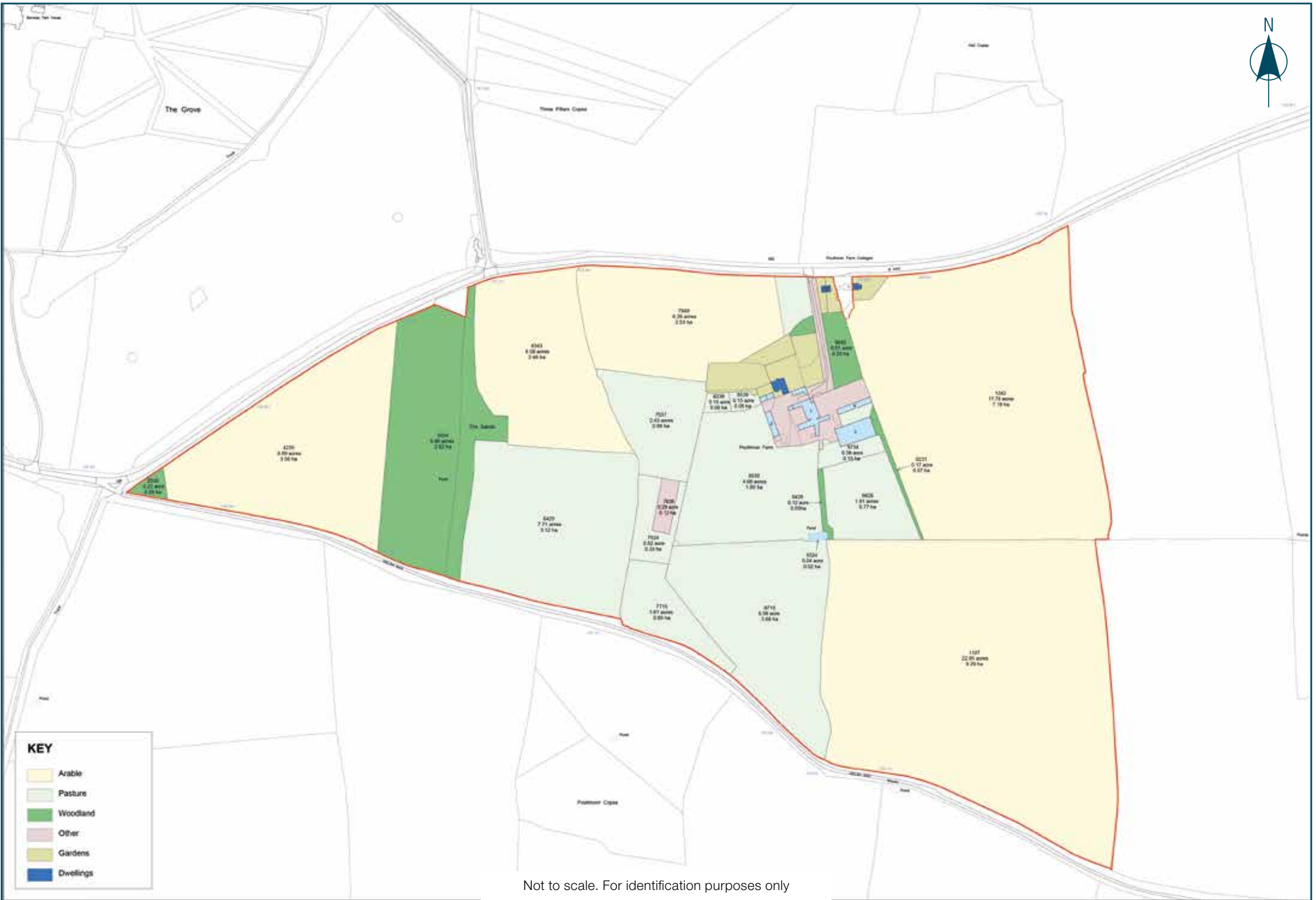
The Farmland & Woodland:

The farmland and woodlands lie within a ring fence in an attractive rural setting. The farmland, which is level with a slight southerly aspect, extends in all to about 88.44 acres of which 26.55 acres is in permanent grass and the remainder is in an arable rotation. The permanent pasture fields, situated to the south of the farmhouse, are ideal for equestrian grazing. They are mostly bounded by well-established hedgerows and post and rail fencing and are provided with water troughs. In field 7524 there is an outdoor manege bounded by post and rail fencing.

There are five fields in an arable rotation, four of which are currently planted with a ryegrass mix. Access to these fields is either from the B4425 road which runs along the northern boundary, or from the Welsh Way, a quiet country lane which runs along the southern boundary of the Property. The arable fields are mostly bounded by established hedgerows. Part of the land is under drained.

There are 8.32 acres of woodlands scattered across the farm, of which the largest is known as The Sands. The trees are mostly of native hardwood species and provide considerable privacy to the property. The Sands has a delightful display of bluebells each spring.





Numbers 1 & 2 Poultmoor Farm Cottages

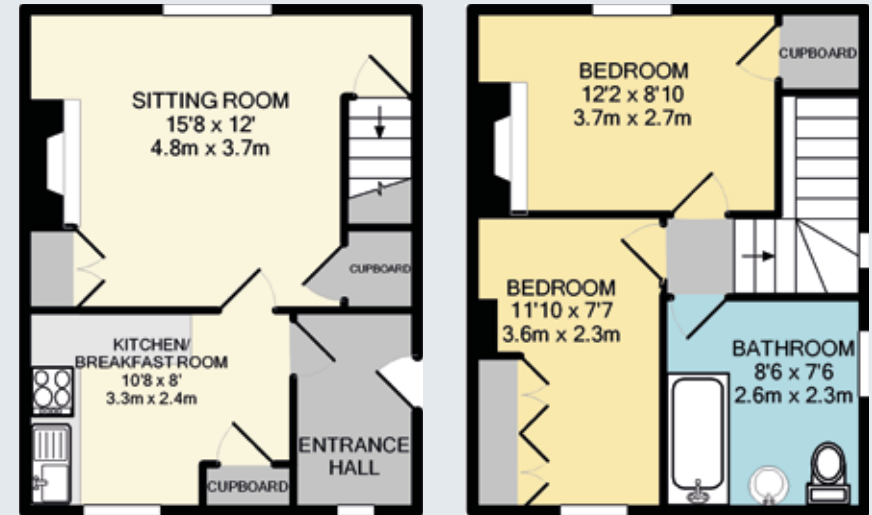
A pair of traditional, semi-detached cottages situated adjacent to the entrance drive, mainly constructed of Cotswold stone elevations under pitched, concrete tile roofs with a date stone 1883. The cottages benefit from upvc double glazed windows throughout. The accommodation in each cottage briefly comprises an entrance hall/ utility, living room and fitted kitchen on the ground floor, with two bedrooms and a bathroom on the first floor.

Outside, there is a shared vehicular access from the adjoining highway which leads to separate parking areas. Each cottage has an area of gardens and grounds, mostly situated to the front (south), bounded by Cotswold stone walls and timber fencing. The garden of Number 2 Cottage has a large store building of Cotswold stone construction.



1 & 2 Poultmoor Farm Cottages

1 POULTMOOR FARM COTTAGE



Ground Floor

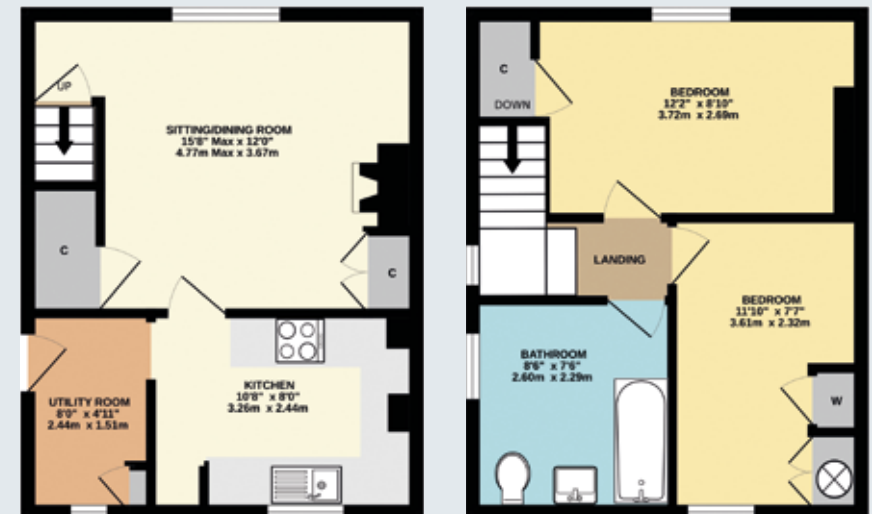
First Floor

Total Approx Floor Area 58.1 sq.m. (625 sq.ft.)

Not to scale. For identification purposes only



2 POULTMOOR FARM COTTAGE



Ground Floor

First Floor

Total Approx Floor Area 57.0 sq.m. (614 sq.ft.)

Not to scale. For identification purposes only



Number 4 Poultmoor Farm Cottage

A semi-detached cottage, believed to have been constructed during the 1950's, of concrete block elevations under a pitched, clay tile roof. Planning permission for the construction of the cottage (together with Number 3 Cottage) was granted for a pair of agricultural workers cottages (see under "General Information – Town & Country Planning"). The accommodation briefly comprises an entrance hall, sitting room, dining room, fitted kitchen, rear lobby, utility room and cloakroom on the ground floor, with a landing, three bedrooms and a bathroom on the first floor.

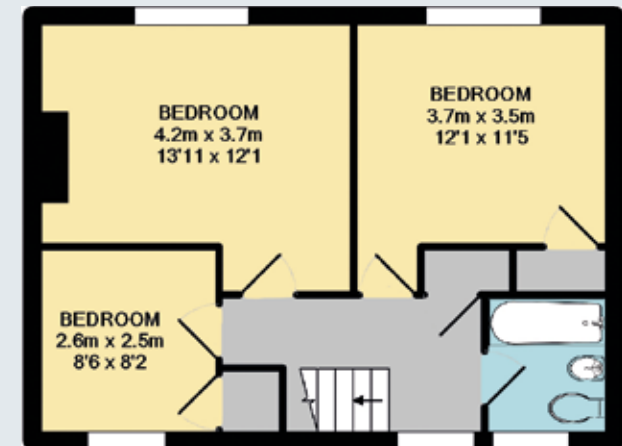
Outside, there is vehicular access from the adjoining highway, leading to a large gravel parking area to the side of the cottage. There are gardens to the front and side of the cottage, mostly bounded by post and rail fencing.



4 POULTMOOR FARM COTTAGE



Ground Floor
Approx Floor Area
52.6 sq.m. (566 sq.ft.)



First Floor
Approx Floor Area
43.0 sq.m. (463 sq.ft.)

Total Approx Floor Area 95.6 sq.m. (1029 sq.ft.)
Not to scale. For identification purposes only



DIRECTIONS

Poulmoor Farm is situated between the villages of Barnsley and Bibury in Gloucestershire, with access directly from the B4425 Cirencester to Burford Road. From Cirencester, take the B4425 in a north-easterly direction. After passing through the village of Barnsley, continue for about a further mile and the Property will be found on the right-hand side of the road.

If approaching from Burford (A40) take the B4425 in a south-westerly direction. After passing through the village of Bibury, continue for a further 1¼ miles and the Property will be found on the left-hand side of the road.

The postcode is GL7 5EQ.

what3words: stood.librarian.impulse

GENERAL INFORMATION

METHOD OF SALE

The Property is freehold and is offered for sale by private treaty as a whole.

VIEWINGS

Strictly by prior appointment through the Sole Selling Agents (01285 648115).

SERVICES

- Water: mains metered water is connected to the dwellings, the buildings and to water troughs serving the land.
- Electricity: mains electricity is connected to the dwellings and to the buildings.
- Drainage: the farmhouse and the cottages each have separate private tank drainage systems. The cottages share a septic tank.
- Heating: the farmhouse has oil-fired central heating supplemented by an oil-fired AGA cooker (which currently requires some remedial attention).
Numbers 1 & 2 Cottages have electric heating. Number 4 Cottage has a mix of solid fuel and night storage heating.
- Broadband: the Property is connected to Gigaclear broadband.

Please note: The buyer(s) will need to satisfy themselves as to all mains connections.

TENURE AND POSSESSION

- The Property is freehold and is offered for sale with vacant possession on completion, subject to:
 - The occupancy of each of the cottages under Assured Periodic Tenancies as listed on the Residential Property Schedule.
 - Some of the buildings in the stable yard are let for equestrian purposes under the terms of a tenancy agreement which terminates on 31st December 2026.
 - The arable field known as The Sands is farmed under a contract farming agreement which terminates on 30th September 2026.
 - The fields growing temporary grass are farmed under a mowing licence agreement, which terminates on 31st October 2026.
 - The permanent grassland is occupied on a seasonal grass keep licence which terminates on 31st October 2026.
- Further information is available in the online data room.
- An oil pipeline runs through part of the Property as indicated on the Information Plan. This was installed by Esso Petroleum

Ltd under the terms of two Deeds of Grant, each dated 31st October 1985.

- There are no known public rights of access over the Property.

RESIDENTIAL PROPERTY SCHEDULE

Property	Postcode	Occupation	EPC	Council Tax	2026/ 27 payment
Poultmoor Farmhouse	GL7 5EQ	Vacant on completion	E	G	£3,779.95
1 Poultmoor Cottage	GL7 5EQ	Assured Periodic Tenancy	E	B	£1,763.98
2 Poultmoor Cottage	GL7 5EQ	Assured Periodic Tenancy	E	C	£2,015.98
4 Poultmoor Cottage	GL7 5EQ	Assured Periodic Tenancy	E	C	£2,015.98

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1EX.
Tel: 01285 623000.

OUTGOINGS

The stable yard is assessed for Business Rates with a rateable value of £11,500. No rates are currently paid or demanded.

FIXTURES AND FITTINGS

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

TOWN AND COUNTRY PLANNING

- The Property lies outside of a Conservation Area, but it is situated within the Cotswold Hills Area of Outstanding Natural Beauty.
- Poultmoor Farmhouse, the Stable Barn and the Tythe Barn are each listed Grade II, being of special architectural or historic interest.
- Planning permission for the construction of Number 4 Poultmoor Cottage was granted by Gloucestershire County Council on 31st July 1953. The permission was for "Erection of pair of agricultural workers cottages". The consent also included Number 3 Poultmoor Cottage.

FARMING ARRANGEMENTS

It is anticipated that the Seller will complete the 2026 arable and grassland harvests. The right of holdover may be required to complete the harvests beyond 31st October 2026.

INGOING VALUATION

On the basis that the Seller will complete the 2026 harvests, there should be no ingoing valuation of growing crops.

GRANT SCHEMES

The farmland has been entered into a Sustainable Farming Incentive Agreement with DEFRA, which is not transferable to the buyer. There are no other grant schemes of any nature in connection with the farmland or the woodlands to be transferred to the buyer.

SPORTING, TIMBER AND MINERALS

The sporting rights, standing timber and mineral rights, as far as they are owned, are included in the sale.

ONLINE DATA ROOM

Further information about the Property is available in an online data room. Please contact the Selling Agents for the login details.

SELLER'S SOLICITOR

Loxley Solicitors, Langford Mill, Kingswood, Wotton-under-Edge, Gloucestershire GL12 8RL. Telephone: 01453 700626.

SALE PLAN AND PARTICULARS

Moore Allen & Innocent LLP for themselves and for the Seller of this Property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the Property;
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and
- while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you should contact our office to register your interest to make sure that you are kept informed in relation to the progress of the sale.

MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations.

