

**Downs Mill,**  
Frampton Mansell, GL6 8JX



Large converted barn with views | Five bedrooms  
Impressive triple aspect drawing room | Attractive dining room and study  
Beautiful gardens of 1.3 acres including orchard | EPC E

**£825,000**

# Downs Mill, Frampton Mansell, GL6 8JX

 5 Bedrooms

 3 Bathrooms

 3 Receptions

A most impressive barn conversion very attractively placed enjoying extensive gardens and beautiful views around surrounding countryside and farmland.

Very nicely positioned being the largest barn within a very small and select complex and well placed with easy access to Stroud or Cirencester.

The conversion was done approximately 20 years ago to a very good standard and specification and is approached via a large entrance porch with cloaks cupboard. There is an adjacent cloakroom and a reception hall that has an oak style floor and feature exposed beams.

The drawing room is a very impressive room measuring approximately 25 foot maximum by 23 foot, this is a triple aspect room with a feature stone fireplace, extensive exposed beams and enjoying a lovely side aspect onto the beautiful private gardens and views. There is a separate dining room that is very pleasantly proportioned and has full

width doors/windows onto the garden. There is a study overlooking the front and a pleasantly fitted kitchen/breakfast room has a central island and Neff built in double oven and there is an adjacent utility room.

At first floor level the property enjoys five well-proportioned bedrooms and a long landing. The master bedroom is dual aspect and enjoys lovely views. There is an en-suite dressing room with fitted wardrobes and an en-suite bathroom.

The second bedroom/guest bedroom has two windows and is en-suite and there are three further well-proportioned bedrooms and a family bathroom.

The gardens are a particular feature to Dove Cottage and are estimated to be in the region of three quarters of an acre, these are level and very nicely tended with extensive lawn areas, flower and shrub borders and some very attractive and clever landscaping. The gardens enjoy lovely surrounding countryside views and there is an adjacent large



---

orchard with fruit trees and adjacent to the house is a full width patio terrace. The overall site area is approximately 1.3 acres.

There are some lovely features in particular the stone mullion windows with double glazed panels, exposed beams and there is an oil fired central heating system supplies radiators.

There are two garages situated in a block and considerable casual parking and its own side driveway, plus the use of extensive well managed communal gardens which include a pond and feature bridge.

### Agent's Note

In accordance with the Estate Agents Act 1979 it should be noted that a relative of an employee of Perry Bishop and Chambers is selling this property.

### Amenities

Originally Downs Mill properties were farm buildings built of natural stone, representing an important part of the rich architectural heritage of the South Cotswolds. The buildings have been carefully and painstakingly converted into dwelling homes without compromising the traditional appeal of classic Cotswold living. (Owners and occupiers are passionate to preserve the peace and tranquillity that accompanies the Downs Mill lifestyle).

### Directions

Leave Cirencester on the A428 towards Stroud. At the roundabout take your third exit toward Stroud on the A419. Continue for about 5 miles until you see the Jolly Nice Farm Shop. Turn left here towards Rodmarton and then immediately go straight over towards Downs Mill. The entrance to the property can be found on your left hand side.

### Services & Tenure

We believe the property is served by mains electricity, oil to radiators, mains water and drainage to communal septic tank. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

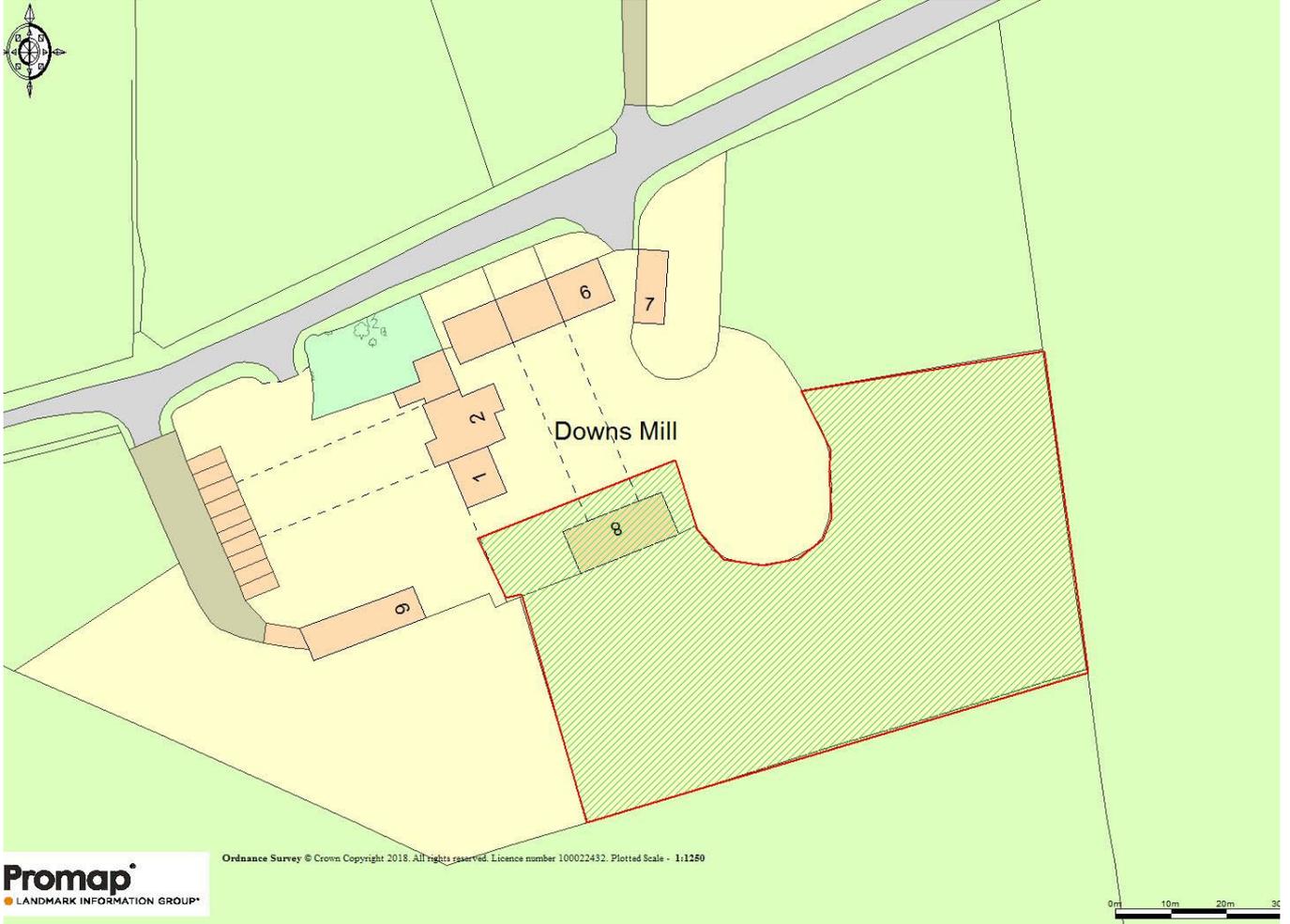
### Local Authority

Cotswold District Council

Ref: CIR40098/MM/D71021020

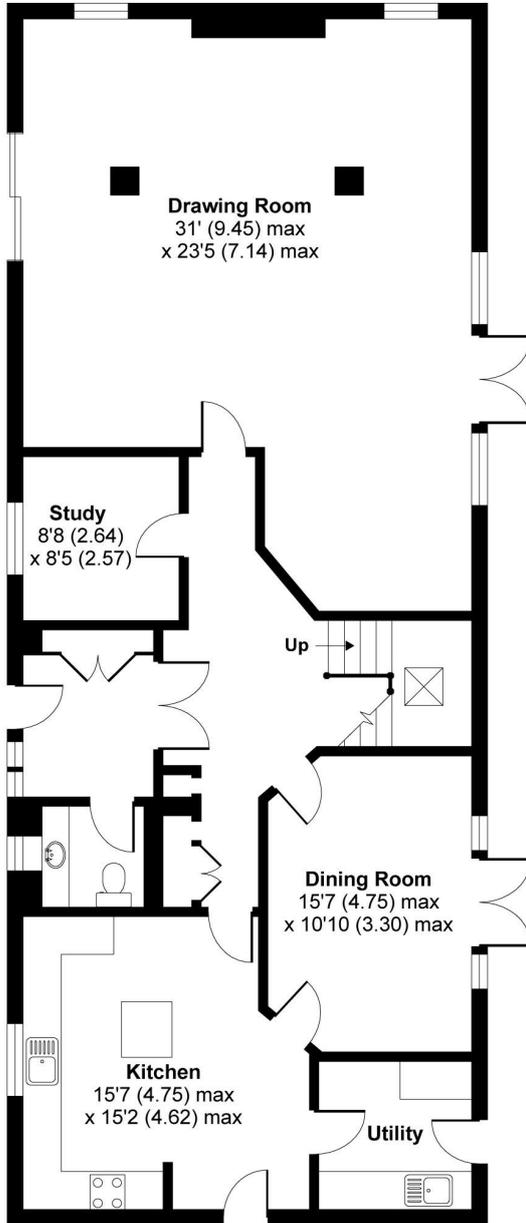




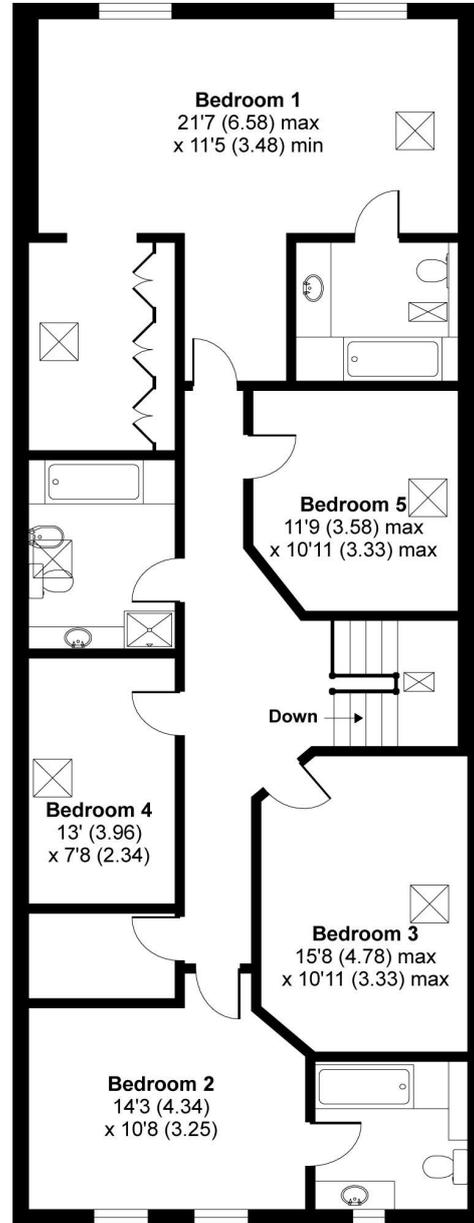


# Downs Mill, Frampton Mansell, Stroud, GL6

APPROX. GROSS INTERNAL FLOOR AREA 2898 SQ FT 269.2 SQ METRES



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Perry Bishop & Chambers REF : 237216

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](http://perrybishop.co.uk)

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.