

# HOWELLS BARN

LOWER MILL ESTATE • GLOUCESTERSHIRE • GL7 6BG





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*An exceptionally well presented historic Cotswold stone barn set in private grounds within the acclaimed Lower Mill Estate*

Somerford Keynes ½ a mile • Cirencester 6 miles • Malmesbury 8 miles • Swindon 20 miles • M4 (J15) 28 miles  
Cheltenham 30 miles • Central London 90 miles • Kemble Station 6 miles (London Paddington 80 minutes)  
(All distances and times are approximate)

## Howells Barn

Open plan reception hall • Dining and sitting area • Kitchen and WC

Master bedroom with en-suite bathroom and dressing room • 3 further bedrooms • 2 shower rooms

## The Annexe

Open plan living room • Shower room • Guest bedroom

## The Hide

Kitchen • Shower room • Reception/bedroom

Outbuilding • Plant room • Garden stores • Games/party barn

Private landscaped gardens, including swimming pool  
Lawned areas, access and views overlooking 70 acre Lower Mill Lake and private shoreline

**In all about 2 acres**

## Viewings

By prior appointment only, Knight Frank Cirencester 01285 659 771 email [Cirencester@knightfrank.com](mailto:Cirencester@knightfrank.com)  
Lower Mill Estate 01285 869 489 email [red@habitatfirstgroup.com](mailto:red@habitatfirstgroup.com)

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These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation

- Howells Barn is situated in the heart of the 550 acre Lower Mill Estate, in a secure and managed environmental and residential development.
- Howells Barn is one of only two properties on the estate that can be used as a Principal Primary Residence.
- Water sports - Direct access into 70 acre lake for man powered water sports.
- Walking – there is exceptional walking and riding on the extensive network of footpaths and bridleways throughout Lower Mill Estate and the local area.
- Racing – at Cheltenham, Newbury and Bath.
- Hunting – in the heart of the VWH hunt country.
- Polo – at Cirencester and Beaufort Polo Clubs.
- Theatre – Oxford, Bath and Stratford-upon-Avon.
- Education – Pinewood, Beaudesert Park, Westonbirt, St Margaret's and St Mary's, as well as many highly rated local schools.
- Rail connections – Kemble 6 miles and Swindon 20 miles.
- Connections – M4 and M5, easily accessible at Cirencester.
- Shopping – Cirencester, Tetbury, Malmesbury and Swindon outlet village.
- Regional Centres include Cheltenham, Oxford and Bath..

## Lower Mill Estate

- Lower Mill Estate is a secure, managed environment, rich in nature and wildlife.
- Eight Scenic lakes provide plenty of opportunity for boating and fishing whilst cyclists and runners can take advantage of the fresh clean air in complete safety thanks to the network of private footpaths and bridleways.
- If it is total relaxation you are after, the on-site private Spa offers a vast range of health and beauty relaxation treatments.
- For those eager to get closer to nature, the woodlands and hedgerows are home to a diverse range of native wildlife, ready to be explored.
- There are endless activities and facilities on site to keep you and your family entertained and to enjoy the great outdoors, season after season.



The Hide



The Hide



### Howells Barn

- Howells Barn is a Cotswold stone barn, believed to date back to the 1830s. The property has been restored to an exceptionally high standard providing a naturally light home.
- The accommodation is laid out over three floors, with an open-plan reception area and views over the private gardens and grounds that surround this fantastic building.
- There is underfloor heating throughout the ground floor.
- Attached to the main barn is an annexe, providing additional accommodation, home office or similar uses.
- Within the grounds of approximately 2 acres is a spacious party/games barn, with a separate garage. Planning permission for additional extension has been granted.

### The Hide

- The Hide sits on the shoreline overlooking one of the largest lakes within the Water Park. Briefly comprising kitchen, shower room and open-plan reception area/bedroom, glazed terraces and fantastic views over the 70 acre lake.

### Gardens and grounds

There are various garden compartments including the established trees, lawn areas, streams, small lake, reed beds and a swimming pool with electric cover is discretely located beside the main house.

### The Lower Mill Estate

The Lower Mill Estate provides 24-hour security throughout the year, which includes a restaurant, general store, spa with indoor and outdoor pools and tennis courts. The estate's ethos is to harmonise ecology and architecture.



### **Tenure**

Leasehold 990 years.

### **Services**

Mains water, mains electricity are connected. Private drainage. Calor gas. Broadband is available. The Barn benefits from air source heat pump.

### **Charges**

Service charge – £6810.97 + Vat p/a

Ground Rent – £4682.54 + Vat p/a

This includes access to the spa and estate maintenance.

### **Fixtures and fittings**

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

### **Viewings**

Strictly by prior appointment through the Vendor's agent Knight Frank 01285 659771.

### **Local authority**

Cotswold District Council. Telephone 01285 623 000.

### **Rights of Way**

The property has full rights of access through the Lower Mill Estate at all times.

### **Directions (GL7 6BG)**

#### **From London**

take the M4 westbound to J15 and turn onto the A345 which becomes the A419 heading northbound signposted towards Cirencester. Continue past the signs for Cricklade and after about 1 mile take the turn signposted Cotswold Water Park. Continue

through the Water Park and over the crossroads at Ashton Keynes and after approximately 1 mile turn left into the Lower Mill Estate (if you get to the right turn into Somerford Keynes village you have gone too far). Continue through the automatic gates into the Lower Mill Estate, following signs to the Sales Barn and continue past and on your right over the bridge, and then continue to the gates of Howells Barn, which should automatically open.

#### **From Cirencester**

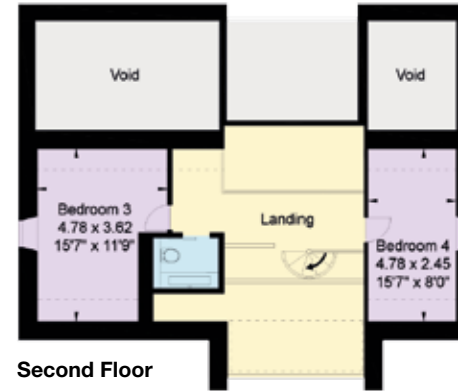
At the ring road by the fire station turn to the Love Lane Industrial Estate opposite the fire station. Continue through the Industrial Estate signposted towards Siddington and Somerford Keynes. After approximately 2 miles take the first right onto the B4696, almost immediately turn left signposted Lower Mill Estate and follow directions as above.



Ground Floor



First Floor



Second Floor

**Approximate Gross Internal Floor Area**

House: 214 sq m (2,304 sq ft)  
 Annexe: 87 sq m (937 sq ft)  
 Hide: 43 sq m (463 sq ft)  
 Games barn/Garden store: 167 sq m (1,798 sq ft)  
 Total: 511 sq m (5,502 sq ft)



Not shown in actual location/orientation



Annexe: Ground Floor



Annexe: First Floor

**Important Notice:**

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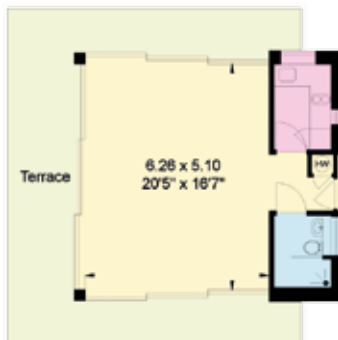
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Hide



Not shown in actual location/orientation

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation





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