



THE BIBURY COURT ESTATE

GLOUCESTERSHIRE



*A beautiful Cotswold stone country house designed by
Quinlan Terry in a magnificent setting overlooking
the River Coln at the heart of a stunning estate.*



THE BIBURY COURT ESTATE

GLOUCESTERSHIRE

Bibury ½ mile • Cirencester 7 miles • Burford 10 miles • Swindon 19 miles (London Paddington 1 hour) • Oxford (M40) 25 miles
(Distances and times approximate)

Entrance hall • Drawing room • Dining room • Sitting room • Library • Kitchen/breakfast room • Staff kitchen • Study
3 Cloakrooms • Boot room • Utility room • Billiard room • Wine cellar

Master bedroom with dressing room and ensuite bathroom • 5 further ensuite bedrooms

Swimming pool with stone pavilion • 3 garages • Kennels

Formal gardens with green house, herb, vegetable garden and orchard

Mill House with 4 bedrooms • The Mill Barn • Dovecote • Stables • Garaging and storage

Stunning valley and rolling countryside • 1.4 miles of fishing on the River Coln • Renowned Pheasant and Partridge shoot

Cotswold stone barn with potential • Bibury cricket ground • Range of modern farm buildings

Parkland • Mature woodland • Pasture and 521 acres of arable

In all about 762.78 acres









Gloucestershire

The Bibury Court Estate is situated on the outskirts of the village of Bibury with a Quinlan Terry Cotswold stone house at its heart. The house has a number of excellent reception rooms and spacious bedrooms making it ideal for both formal entertaining and family life. The house sits in a beautiful setting by the River Coln with stunning views over the valley and rolling countryside beyond just to the south east of the village known as the “eye” of the Cotswolds.

The charming Cotswold village of Bibury lies within the Cotswolds Area of Outstanding Natural Beauty. William Morris described Bibury as the “most beautiful village in England”. The village itself has a post office, village store, a hotel and pub and the nearby villages of Burford and Northleach provide shopping facilities for day-to-day needs, whilst the larger market town of Cirencester (about 7 miles) provides more extensive shopping and recreational facilities. The larger centres of Cheltenham and Oxford are also within easy reach.

Communications are good with the A40 being about 9 miles to the East providing easy access to Oxford and the M40. London is approximately 1 hour and 45 minutes away. The Cirencester bypass is also within easy reach providing access to the M4 and M5 motorways. A regular train service runs from Kemble (13 miles), Charlbury (18 miles) and Swindon (19 miles) to London Paddington taking approximately 1 hour 20, 1 hour 15 and 1 hour respectively.

The Bibury Court Estate is ideally placed for sporting facilities with particularly good hunting with the VWH and adjoining Cotswold, Heythrop and Duke of Beaufort’s Hunts. There is excellent trout fishing with over 1.4 miles on the River Coln and a renowned shoot on the Estate. There are golf courses at nearby Cirencester, Burford, Naunton Downs and Cheltenham. There is racing at Cheltenham, Warwick, Bath and Stratford and polo at Cirencester Park.

Private and public schooling in the locality is extensive and excellent with Hatherop Castle, Cothill House, Beaudesert Park, Radley College, Westonbirt and Cheltenham Ladies and Boys College.





The Bibury Court Estate

The estate is entered off the quiet Bibury to Coln St Aldwyns lane with a long carriage drive sweeping past the former Bibury Court Hotel, and rising up a hill to a gravelled parking area to the north of the house. The quintessential Cotswold stone house with Cotswold tile roof was designed by the well regarded architect Quinlan Terry and was completed in 1986.

The front door leads into a spacious flag stone floored entrance hall with views straight through the house onto the stunning valley to the south. From this point, it is obvious to see why the house was built on this exceptional site.

Off the hall is the delightful south facing drawing room which links through the panelled library and back to the staircase hall and downstairs cloakroom. Beyond is a study and gun room.

In the western side of the house are the dining room and family sitting room with the kitchen and breakfast room beyond. There is a secondary kitchen, laundry room, boot room, storage and two cloakrooms at the rear of the house.

A spiral staircase leads down to the billiard room, wine cellar and boiler room.

From the staircase hall, the circular stairs rise to a first floor landing off which is a guest bedroom with dressing room and bathroom. Beyond is a further principal bedroom with bathroom and dressing room off which is the octagonal landing which gives access to the master bedroom suite. This large main bedroom has wonderful southerly views, a large ensuite bathroom and dressing room and further landing with secondary staircase.

There are three further ensuite bedrooms on the second floor.













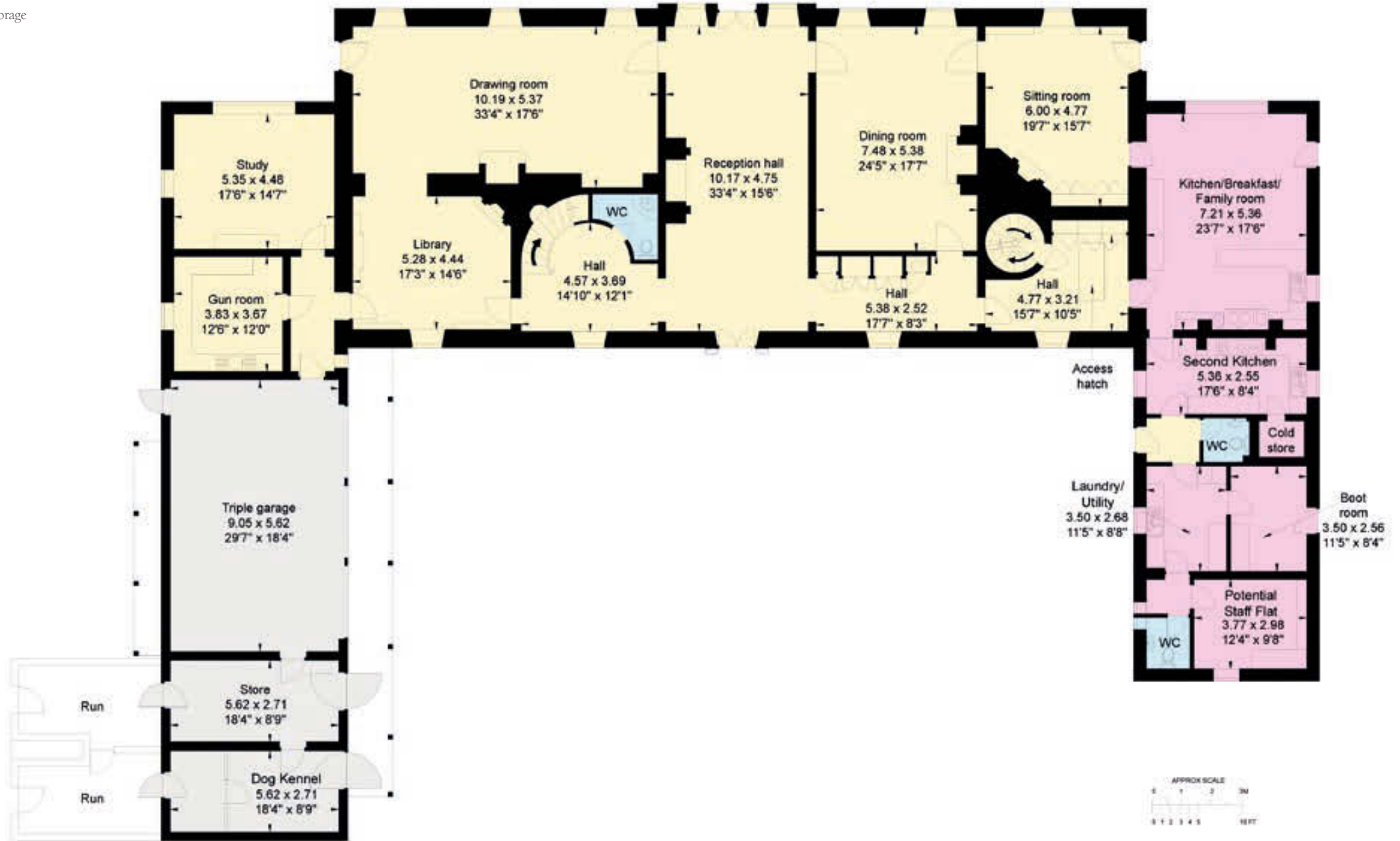
Accessed from the gravelled courtyard are the three garages and dog kennels.

The stunning views from the house are complimented by the gardens and grounds and in particular by the flag stone terrace with box hedging that runs the length of the southern façade. To the east of the house is a rose and herb garden along with a vegetable garden and green house.

To the west of the house is a further terrace ideal for outdoor entertaining. A paved walkway with herbaceous borders leads on to the sheltered swimming pool area. With high Cotswold stone walls the heated outdoor pool has a stunning Cotswold stone pavilion with changing room along with further outbuildings housing the heating system.

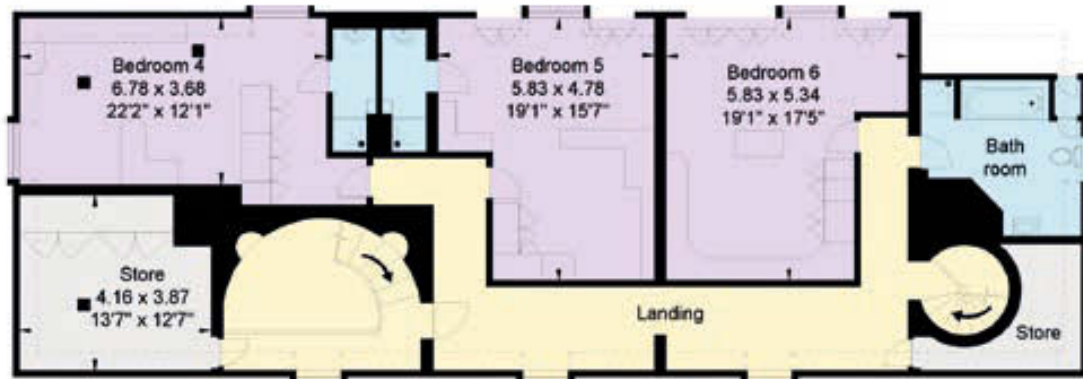
Approximate Gross Internal Floor Area
11,305 sq ft / 1,050 sq m

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

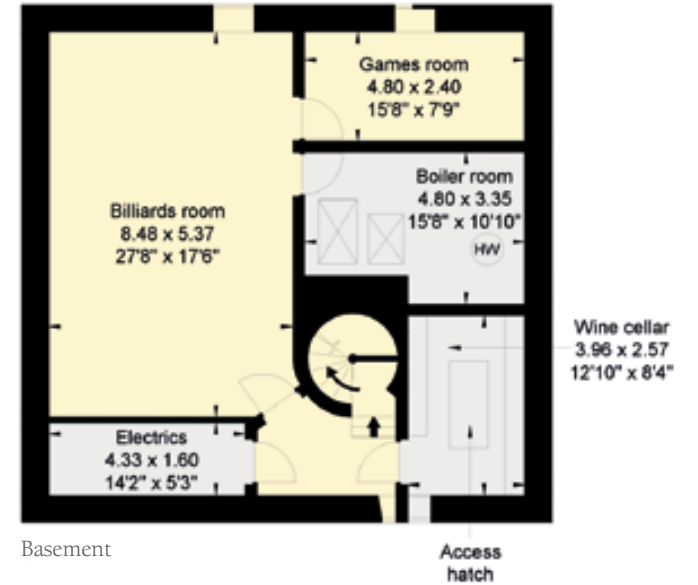


Ground Floor

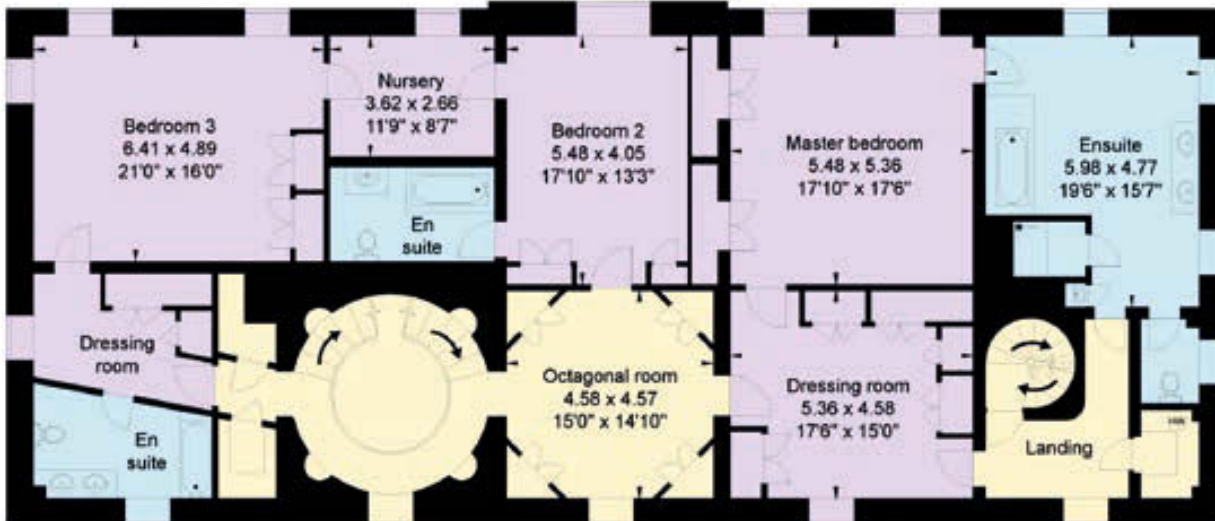




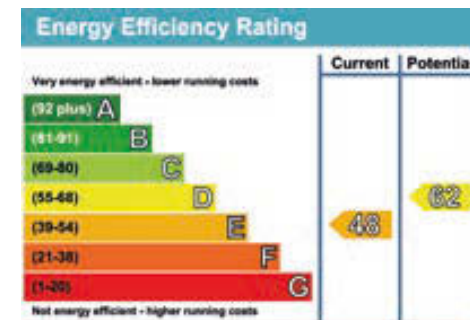
Second Floor



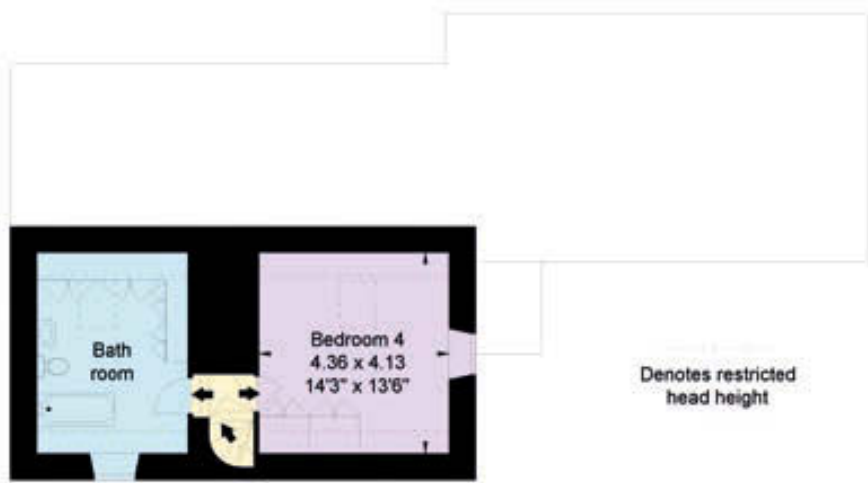
Basement



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Mill House Second Floor



Mill House First Floor

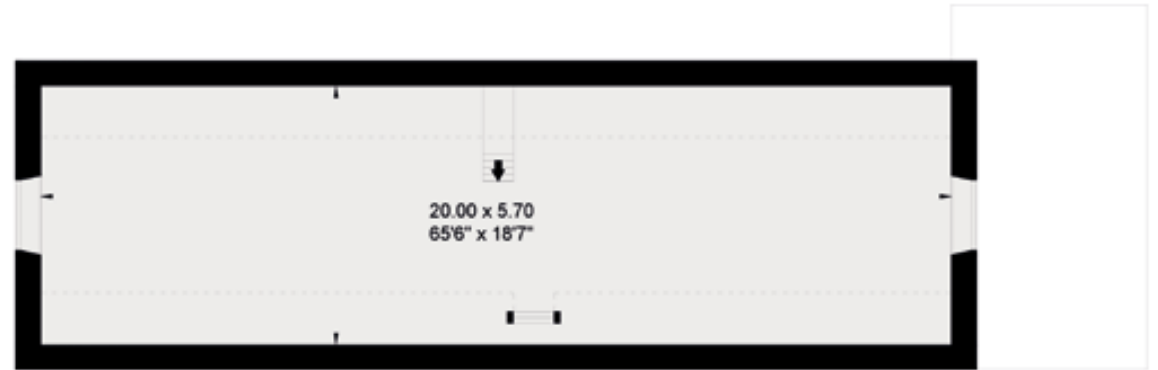


Mill House Ground Floor

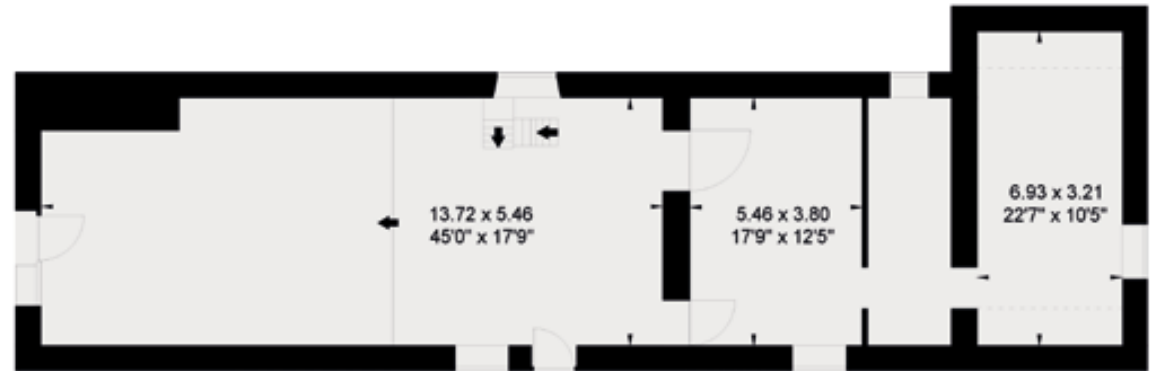
Approximate Gross Internal Floor Area

Mill House: 2,628 sq ft / 244 sq m

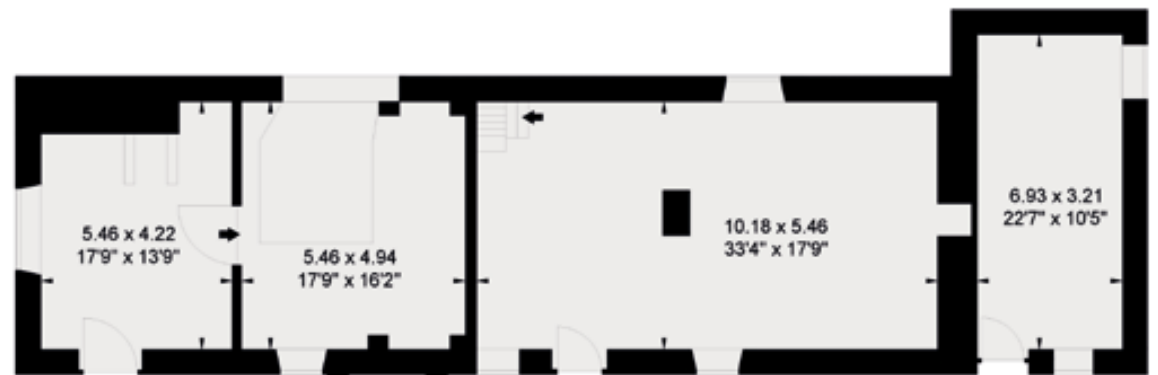
Mill Building: 4,102 sq ft / 381 sq m



Mill Building Second Floor



Mill Building First Floor



Mill Building Ground Floor



Mill House and outbuildings

Just to the north west of the main house at the bottom of the hill is the Grade II listed Mill House which is believed to date from the mid to late 17th Century. Accessed off the main drive, this beautiful Cotswold stone house under a Cotswold tile roof has huge character and charm. The house has a hallway, drawing room with open fire, sitting room, kitchen/ dining room, utility/ laundry and cloakroom on the ground floor whilst there are four bedrooms and two bathrooms over the first and second floors. The Mill House has pretty private gardens and is currently let under an Assured Shorthold Tenancy.

Adjacent to the Mill House, is the Grade II listed 18th Century dovecote with a courtyard of two double garages, three stables and further storage beyond.

Opposite is Bibury Mill, a Grade II listed former mill that houses the original workings over the mill race. Subject to the necessary consents, this two storey building has huge potential for a variety of uses and there were even recent plans to create electricity from the mill race.

There is a pump in the Mill that pumps water up to New Barn which is located to the south of the main house beyond the valley.







The Estate

The jewel of the estate is the Coln Valley that runs through the heart of the land and offers the most beautiful valley to enjoy walking, riding, fishing and shooting.

The stunningly clear waters of the River Coln wind through the estate with approximately one mile of double bank with a further 0.4 of a mile of single bank fishing – the river is alive with trout and other wildlife.

With the wooded Coln Valley and further mature plantations, there are just over 100 acres of woodland and along with the ideal topography this make for a challenging pheasant and partridge shoot over the land. The shoot is run in hand over 15 days in the season with a number of lets days and bags up to 300.

In addition there is a flight pond in the south east corner of the land.

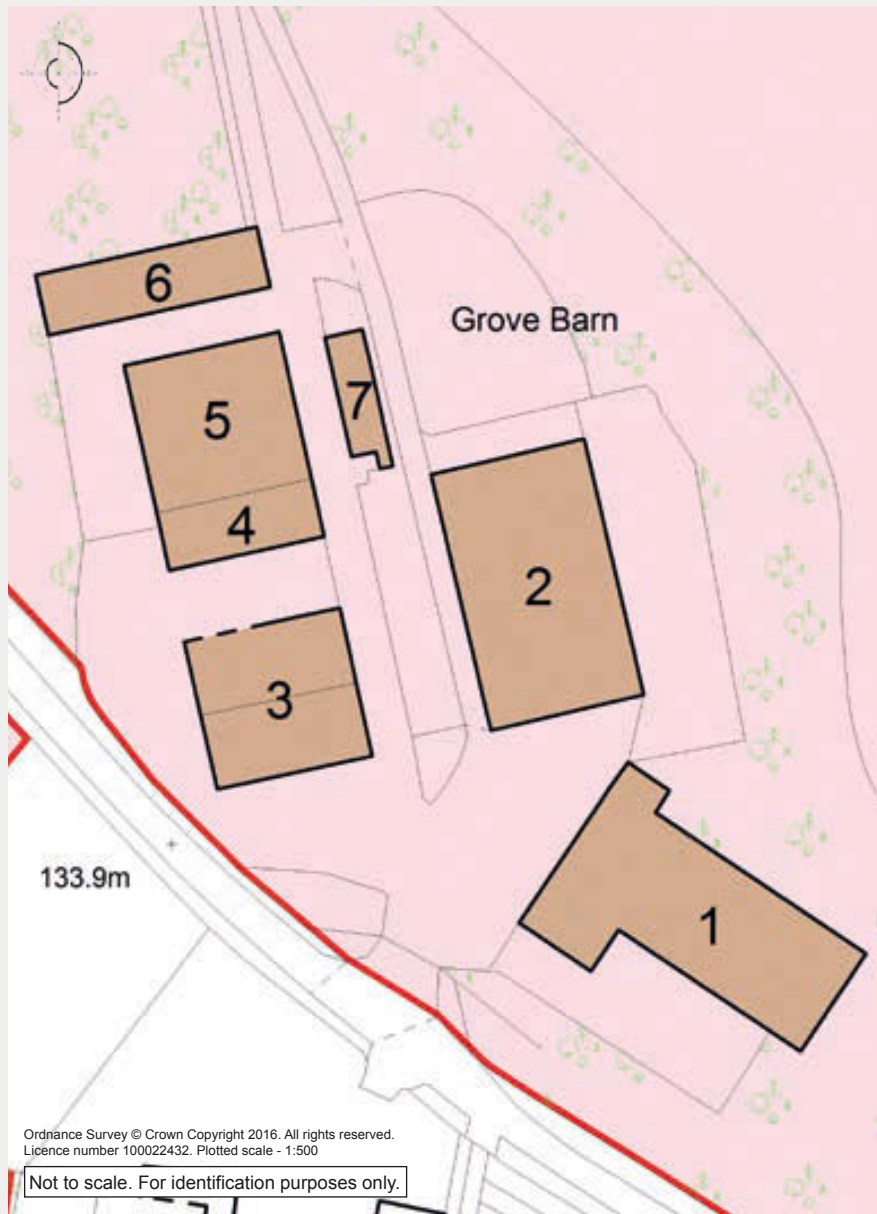
To the west of the main house and accessed from the village is the cricket pitch. Situated in a beautiful parkland setting, the ground is used by Bibury Cricket Club under a licence but would also be available for private matches.





New Barn

New Barn is situated near to the southern boundary of the farm and is accessed over internal farm tracks. This is a classic Cotswold stone barn with attached single storey range along with a Dutch barn and open fronted building. The range of buildings has huge potential for various uses from residential to party barns. The main barn currently houses the water header tanks supplied from the Mill which then gravity feed water around the estate. The additional buildings are used for storage.



The Grove Barn Buildings

The farm is supported by the main range of farm buildings situated adjacent to the Bibury to Coln St Aldwyns road. They are utilised for grain storage and drying together with livestock and fodder housing.

1. **Grain Store:** (120ft x 50ft) of seven bay, steel portal frame construction. Five bays comprise the grain store with a storage capacity of up to 1,200 tonnes. Two bays contain the Law grain drier, wet pit, elevators, cleaner and six wet bins. To one side is a lean-to (40ft x 24ft) containing the work shop.
2. **Covered Yard:** (120ft x 38ft) of eight bay, steel portal frame construction with a lean-to (30ft) to one side utilised for fodder storage and cattle housing. This barn is let on a Farm Business Tenancy until September 30th 2016.
3. **Cattle Yard:** (75ft x 40ft) of five bay and steel portal frame construction with lean-to to one side (30ft).
4. **Covered Yard:** (75ft x 15ft) of five bay and metal frame construction, clad on three sides with concrete block.
5. **Dutch Barn:** (85ft x 75ft including lean-to's either side)
6. **Cattle Yard:** (105ft x 30ft) of seven bay and steel portal frame construction.
7. **Former Dairy** which houses the chemical store with a lean-to housing a water tank.



The Farm

The estate has approximately 119 acres of pasture which mainly runs along the Coln Valley and is grazed on an annual contract farming basis by a local sheep farmer.

Beyond the pasture and woodland, the topography flattens with large blocks of commercial sized

arable fields to the north and south of the estate extending to approximately 521 acres have previously been rotated between winter wheat, oil seed rape, spring barley and linseed.

The arable land is farmed under contract by a local farmer until September 31st next.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold with the benefit of vacant possession subject to existing tenancies.

Basic Payment Scheme

The farmland is registered with 262.82 entitlements established and claimed under the Basic Payment Scheme. The payment for the current scheme year (2016) will be retained by the vendor. The vendor will use reasonable endeavours to transfer sufficient entitlements to the purchaser.

Services

The main house has oil fired central heating from two Kidd boilers, private drainage, mains electricity, CCTV and private water from a bore hole. Mains water runs to the Mill House and close to the main house. There is also a further private water supply from the Mill which supplies the garden and water troughs.

Local Authority

Cotswold District Council.

Environmental Schemes

There is an Entry and Higher Level Stewardship Scheme that runs until 31st March 2021. Historically the farm was entered in the English Woodland Grant Scheme.

Farming Arrangements

The arable land is contract farmed under an agreement that terminates on 31st September 2017. The pasture is grazed under a contract agreement which terminates on October 31st 2016.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale. The shoot is run in hand and there is a fishing syndicate on the River Coln.

Overage

The northern half (4.88 acres) of the field 'Big Allotment' to the north of the main house is sold subject to an overage clause on future development. Further details are available from the vendor's agents.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. There are a number of public rights of way over the farm. For further information, please contact the selling agents.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

Postcode

GL7 5NT

Directions

From London on the M40 exit at junction 8. Take the A40 around Oxford continuing towards Burford. Go straight across the roundabout at Burford heading towards Northleach and take the second left along the B4425 signposted Bibury/Cirencester. Go down the hill towards Bibury and on the edge of the village take the left turning back on yourself signed to Coln St Aldwyns. After 100 yards the gate to the estate will be on the right. Follow the drive over the river past the Mill House and the main house is on the left up the hill.

From London on the M4 exit at junction 15 and head to Cirencester on the A419. Exit the A419 at Cirencester and take the B4425 towards Burford. Go through Barnsley and on entering Bibury go down the hill over the bridge of the River Coln, continue on this road and when climbing the hill out of Bibury, take the right hand fork signed to Coln St Aldwyns. After 100 yards the gate to the estate will be on the right. Follow the drive over the river past the Mill House and the main house is on the left up the hill.

Viewings

All viewings are strictly by appointment with vendor's joint agents.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767."

IMPORTANT NOTICE Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Moore Allen & Innocent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, Moore Allen & Innocent nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs Dated: July and August 2016. Particulars Dated: September 2016. Kingfisher Print and Design. 01803 867087.



Knight Frank LLP
 55 Baker Street,
 London, W1U 8AN
 Tel: +44 207 861 1440
will.matthews@knightfrank.com

Knight Frank LLP
 Gloucester House, Dyer Street,
 Cirencester, GL7 2PT
 Tel: +44 1285 659771
atty.beor-roberts@knightfrank.com

www.knightfrank.co.uk



Moore Allen & Innocent
 33 Castle Street, Cirencester,
 Gloucestershire, GL7 1QD
 Tel: +44 1285 648 105
mark.hill@mooreallen.co.uk

www.mooreallen.co.uk



