

Quaker Barn,  
Coates, Cirencester, Gloucestershire



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**A contemporary Cotswold stone barn conversion with stunning views on the edge of the desirable village of Coates**

Quaker Barn is a light and tranquil detached barn conversion with three double bedrooms all with en-suites, plenty of entertaining space, energy efficient heating, 11.4 acres of paddocks and is surrounded by stunning countryside, in the desirable village of Coates.

**The property**

An inviting entrance hall with ample built-in storage leads into a spacious reception room with vaulted ceiling and expansive windows; this impressive space is flooded with natural light and provides the perfect setting for both everyday living and entertaining. Adjacent to the reception room is a sitting room with a wood-burning stove, creating a warm and cosy atmosphere during the cooler months.

The well-appointed kitchen-dining room is fitted with a range of integrated appliances and enjoys direct access to the patio through French doors. A practical utility room and downstairs cloakroom are conveniently located just off the kitchen. The third bedroom is also situated on the ground floor and benefits from an en-suite shower room. This versatile space could also be used as a study, home office, or playroom.

An attractive open staircase rises to the first floor, where a charming galleried landing overlooks the reception room below. There are two generously proportioned double bedrooms on this level, both enjoying the benefit of en-suite bathrooms.

**Outside**

Situated on the edge of the sought-after village of Coates, the property is surrounded by its own 11.4 acres of paddocks and enjoys stunning views across open countryside.

The rear garden is predominantly laid to lawn and features a pond, fruit trees, greenhouse and vegetable garden. A spacious patio, accessed directly from the kitchen, offers the perfect spot for outdoor dining and entertaining during the summer months.

The property is approached via a gravel driveway and secured by a wooden five-bar gate, creating a safe and enclosed environment for children and dogs. To the front of the property there is ample parking, together with a substantial timber workshop/store, ideal for garden machinery and equipment.

The property enjoys spectacular far-reaching views across the Bathurst Estate, with an abundance of natural light.

**3 bedrooms with en-suites | 2 reception rooms | Unfurnished  
Solar array system | Large garden | Workshop/store | Greenhouse  
Air source heat pump | 11.4 acres of paddocks**

**Rent £4,500 per month\***

**Location**

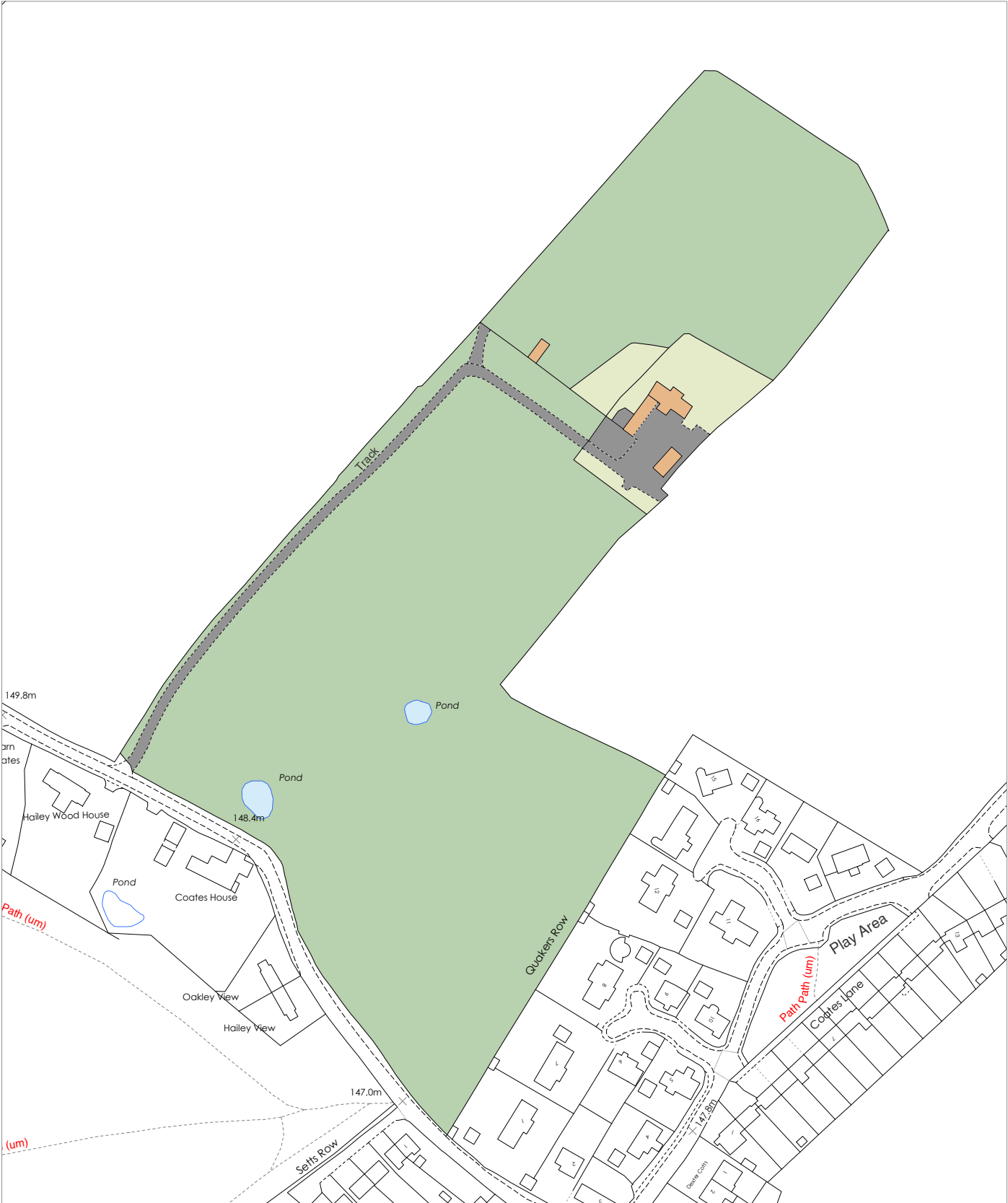
Coates is a highly sought-after Cotswold village, renowned for its strong sense of community centred around the village hall and parish church. The popular Tunnel House Inn lies just outside the village towards Tarlton, offering a well-regarded local dining destination.

The village provides excellent opportunities for walking, riding, and enjoying the countryside. The nearby market town of Cirencester offers a comprehensive range of amenities, while Kemble railway station provides direct services to London Paddington, making Coates an ideal location for commuters seeking a rural lifestyle without sacrificing accessibility.

The area is well served by a selection of acclaimed country pubs, including The Bell at Sapperton, The Crown at Frampton Mansell, and The Wild Duck at Ewen. Equestrian enthusiasts are particularly well catered for, with Oxstalls Equestrian Centre and Cirencester Park Polo Club both within easy reach. The popular Jolly Nice farm shop and café is also just a short drive away.

Educational facilities are excellent, with Church of England primary schools in nearby Sapperton and Rodmarton. Cirencester is home to a sixth-form college and the prestigious Royal Agricultural University. A number of highly regarded grammar and independent schools are within comfortable commuting distance, including Cheltenham College, Cheltenham Ladies' College, Dean Close School, The King's School Gloucester, Westonbirt School, and Beaudesert Park School.





# Quaker Barn & Sheep Dip Paddocks

Total Area (4.61 ha / 11.39 ac)

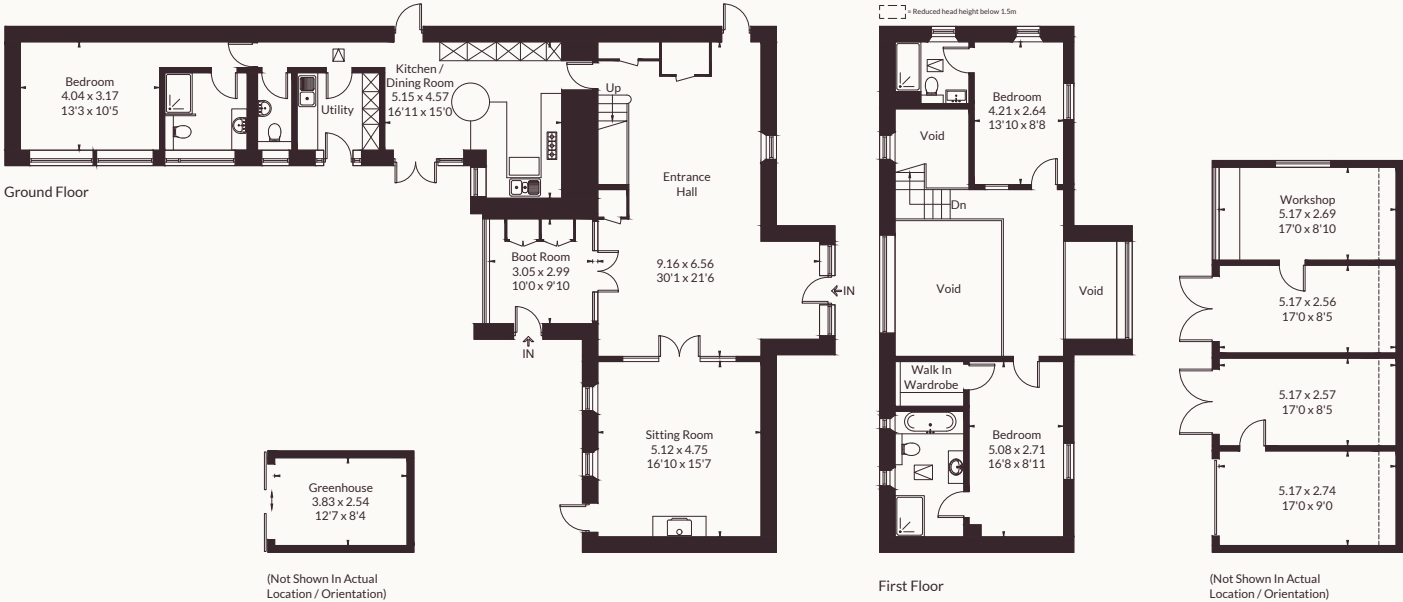
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Not to Scale. Drawing No. ZAA28973-01 | Date 24.07.26



Approximate Floor Area = 196.2 sq m / 2112 sq ft  
Outbuildings = 66.5 sq m / 716 sq ft  
Total = 262.7 sq m / 2828 sq ft  
(Excluding Void)



All measurements, including the floor area, are approximate and for illustrative purposes only.

## General

Postcode: GL7 6JX  
Local Authority: Cotswold District Council  
Services: Mains water and waste. Air source heat pump, solar panels and mains electric.  
Council Tax: G  
EPC Rating: D  
Fixtures and fittings: Unfurnished  
Tenancy: Assured Periodic Tenancy for the House. Paddocks on a Licence. Subject to individual negotiations  
Rent: £4,500 per calendar month\*  
Tenancy Deposit: Equivalent to 5 weeks rent  
Charges\*: Tenant charges may apply, please visit [struttandparker.com/tenant-charges](https://struttandparker.com/tenant-charges) for more information.  
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Strutt & Parker Cirencester**  
19-21 Dyer Street, Cirencester, Gloucestershire, GL7 2PP  
01285 659 661 | [cirencester@struttandparker.com](mailto:cirencester@struttandparker.com)

@struttandparker    [struttandparker.com](https://www.struttandparker.com)

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