

THE MODERN HOUSE



Winchcombe, Gloucestershire
£1,200,000 Freehold

Stoney Barn

This beautifully crafted modern home in Winchcombe is set within the walls of a Grade II-listed stone cottage and former agricultural barn, surrounded by landscaped gardens and wrapped in the bucolic backdrop of the Cotswolds countryside. The subject of major renovation and extension by the architectural designer Sue Minter, the house fosters an inherent sense of rest and retreat, with modern touches artfully woven through the historic fabric of the foundations. Open-plan living spaces flow with ease across 3,460 sq ft, and an additional stone outhouse provides some further 150 sq ft. The expansive gardens have been lovingly developed and tended, with wonderful terraces for alfresco dining. The location offers immediate access to the open fields and countryside, with the highlights of the Cotswolds close by and the regency city of Cheltenham, five miles south-west, reachable in around 15 minutes by car.

Watch our film about Stoney Barn [here](#).

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The Designer

Susan Minter Design is a leading creative studio designing homes for private clients and exhibitions, retail and corporate interiors across the UK, the EU and the USA. Domestic projects evolve through a collaborative process of imagining and creativity, resulting in beautiful, functional spaces that are a source of profound well-being.

The Tour

A long avenue of trees lines the approach to the house, which is discreetly tucked into a quiet and secluded pocket at the furthest end of the driveway. A generous provision of parking and a wide turning circle lies to one side, with paths winding through the front lawns and up to the main entrance on the westerly façade.

A series of fluid, open-plan living spaces unfold with impactful character, warmth and an inviting energy. A rich patina of exposed stone walls and thick beams is paired with an exceptional quality of natural light, softly filtering in from both sides throughout the day.

The plan is arranged in three distinct parts, sensitively divided and evolving organically over time, seamlessly stitching together the new and old parts to form a perfectly coherent whole. The primary living spaces are loosely arranged across the central split-level of the ground floor, with the upper northerly and upper southerly wings housing the sleeping areas.

A bespoke kitchen runs the length of one wall at ground level, arranged in a practical yet sociable layout, with hand-crafted cabinetry and free-standing workstations neatly disguising appliances. There is plenty of storage in this part of the kitchen and there is an additional pantry is set in a lower-level room to one side. The dining area is positioned centrally, where lime wash and exposed stone blend with a rich terracotta on the walls, and overhead lighting provides soft illumination.

A glazed seating area protrudes beyond the original external wall, strategically positioned to capture the sun, and opens entirely onto the front terrace in warmer months. Steps lead into a central reading room and beyond to the secondary lounge, where an open stone fireplace forms a cosy centrepiece. There is access from this room to the back courtyard and outhouse (currently the laundry room) and the southerly terrace and gardens. There is also separate driveway access from this side of the house, particularly useful for deliveries.

Internally, a staircase leads to three bedrooms on the upper southerly levels. Curved walls and dipping ceilings retain the rural character, and dashes of colour add personality and a modern touch. Each bedroom has a beautiful view, and the upper bedroom has an en suite bathroom with a roll-top bathtub.

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The main bedroom suite is positioned on the upper north-westerly section of the plan. Arguably the most impressive space in the house, the double-height pitch of the ceilings optimises volume, height and natural light. The room has been artfully divided to provide a versatile open plan for sleeping and bathing. The bedroom is organised across a raised platform with a bath overlooking the gardens and fields beyond. A dressing space is on the opposite side of a central screen of wardrobes and cabinetry. Work areas are strategically placed to enjoy the far-reaching views across the surrounding open countryside.

Outdoor space

The gardens and terraces have been designed with mindful intention, ensuring the outside spaces are enjoyed as much as the interior. On the easterly side, the south-facing terrace is the spot to enjoy a quiet early morning coffee amidst a choir of birdsong. For alfresco lunches and suppers, the dining area on the lower south-facing terrace is the perfect suntrap from midday until sunset. Pleached hornbeam trees create a natural screen, while beds and borders are chock-full of flowering perennials and shrubs which burst to life in the spring. Echinacea, salvia, verbenas and prairie-style grasses pair harmoniously with the pale colouring of Cotswold stone, providing lasting colour and interest through to the late-autumn months.

The Area

Stoney Barn is surrounded by green rolling hills, ideally located for easy access to Winchcombe and Cheltenham within the Cotswolds AONB. Winchcombe can lay claim to being the walking capital of the Cotswolds, with access to the extensive networks of bridal and walking paths and the Ancient Ways for which the area is well renowned. An impressive smattering of ancient monuments, significant architectural buildings and Neolithic sites are dotted along The Cotswold Way and The Fosse Way, such as Bela's Knap, a Neolithic long barrow; Hailes Abbey; the Jacobean Manor Stanway House and Fountain; Sudeley Valley and Castle and its romantic roman villa.

Cleeve Common, a conservation area of expansive grassland and a site of Special Scientific Interest for its geology, habitats, and botany, is just a short walk from the house. From the tip of the Common, the highest point in England, the views are absolutely spectacular, reaching far over The Malverns and across to Wales.

For all daily amenities, Winchcombe is around five minutes by car, with a good selection of independent shops and cafes and several local pubs, notably the Lion Inn and The Corner Cupboard, both of which have lovely beer gardens.

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Cheltenham is a 15-minute drive to the south-west. This regency town is renowned for its festivals of literature, jazz, film, folk music, comedy and science, and a busy racing calendar, including the Gold Cup. Daylesford, Pittville Park, Sandford Parks Lido, and Soho Farmhouse are popular local highlights. Damien Hirst's highly anticipated project at Toddington Manor is also nearby. Oxford and Stroud are also within striking distance, with further options for shopping, eating, drinking, and excellent schools. Pate's Grammar School, Cheltenham Ladies College, Cheltenham College and Dean Close School also lie within the catchment.

Connections from Stoney Barn are very good. Cheltenham offers easy access to the A40 and A419 and useful links to the M4. Rail services run from Cheltenham Spa to London Paddington in just over two hours.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.