

THE MODERN HOUSE



*Gretton, Gloucestershire
Sold*

The Blacksmith's Shop

This wonderfully refined three-bedroom house, a former Blacksmith's shop, has been renovated with exceptional attention to detail, combining characterful original features with exemplary modern detailing. Occupying a sought-after location in the Gloucestershire village of Gretton at the foot of the western scarp of the Cotswolds, the house has a private garden, off-street parking and easy access to the surrounding countryside. Central Cheltenham is reachable in 20 minutes.

A stable door at the side of the house provides the primary entrance, with private parking located at the foot of the driveway. The open-plan living space to the left of the entrance hall is a fantastically bright space, with double-height ceilings providing an immediate feeling of open space and volume.

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*South-West England
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Original features such as red-brick walls, oak beams and steel-framed windows have been sensitively paired with the modern editions; cast-concrete shelves, beautifully hand-crafted cabinetry and thick oak floorboards which run underfoot. The space lends itself well to changing seasons; light and cool in summer months and warm and welcoming in the winter, with a log-burning stove at the heart of the house.

Careful interior planning ensures the living space flows with ease into the open-plan kitchen and dining area, providing an excellent space for both entertaining and daily family life. Light streams through a wall of folding glass doors, framing views to the garden and merging the interior and exterior spaces.

Echoes of the building's history run through rear extension, where walls of exposed red-brick walls and Cotswold stone are coupled with polished concrete. The kitchen has been well-designed for cooking and entertaining, with expansive oak worktops providing a good provision of preparation space, with lines of storage above and below.

One of the three bedrooms is also positioned at ground-floor level; a quiet room with an adjacent shower room.

An open-tread steel staircase leads to the upper mezzanine walkway which adjoins the two sleeping areas set at either end of the first floor. The master bedroom is a generously-proportioned room with pale, timber flooring, high gabled ceilings and views onto the garden. The modern bathroom has both bath and shower and deep-set skylights inviting plentiful natural light. A dressing room is positioned opposite.

Thick, oak beams remain exposed adding great character to the upper interior, and every inch of space has been well-utilised, with inset storage set into the eaves. At the opposite end of the upper floor is the second bedroom, another beautifully bright space.

Charred Siberian Larch cladding and full-height glazing create a handsome rear façade. Externally, the decked terrace leads directly from the house, creating a wonderful spot for eating outside. The garden feels private and secluded, with herbaceous borders and raised beds at one end for growing vegetables.

The Blacksmith's Shop draws a significant annual income as a successful holiday home, details of which can be shared on request.

Located in the Cotswolds Area of Outstanding Natural Beauty, Gretton is a picturesque village surrounded by open countryside with exceptional walking and cycling routes and an excellent local pub, The Royal Oak, within walking distance.

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Winchcombe has a good selection of daily amenities, with Stow on the Wold and Tewkesbury also nearby. Daylesford, Pittville Park, Sandford Parks Lido and Sudeley Castle are also popular local highlights.

The elegant town of Cheltenham is nine miles away and hosts many highly regarded festivals of literature, jazz, film, folk music, comedy and science as well as a busy racing calendar including the Gold Cup. It was recently named by the Daily Telegraph as the best place to raise a family in the UK. Its combination of beautiful Regency architecture, outstanding schools, rich cultural life and amazing festivals all add to its unique appeal.

The village has a primary school and excellent schools in Cheltenham include Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edward's RC and The Richard Pate School. Highly sought-after state schools include Pates Grammar and Balcarras Secondary.

There is easy access to the motorway network from Gretton, with the M5 Junction nine approximately seven miles to the west. Cheltenham Spa provides direct train service to London Paddington in just over two hours.

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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”.