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## *Byre House*

Lynt Farm Lane, Inglesham, SN6 7QZ

Guide Price  
**£850,000**









# Byre House

Lynt Farm Lane

Grade II Listed | EPC Rating - B

 4  4  1

A Stunning Cotswold Stone Barn Conversion in the Heart of Inglesham, near Lechlade

Set along a peaceful farm lane between the charming market towns of Highworth and Lechlade, this exquisite barn conversion blends traditional character with modern living. Redeveloped in 2023, the property is a fine example of quality craftsmanship and thoughtful design, offering approximately 2,210 sq ft of beautifully appointed accommodation.

Constructed in classic Cotswold stone, the home exudes warmth and elegance. Inside, high-quality materials are evident throughout, with solid oak internal doors, stylish bathrooms, and a professional-grade kitchen featuring premium Neff and Bosch appliances. The generous open-plan kitchen, dining, and reception area (measuring over 54 ft in length) is the heart of the home, perfect for entertaining or relaxed family living.



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Scan here



KITCHEN  
DINER







The accommodation features four generously sized double bedrooms and four stylishly appointed bathrooms. Bedrooms 1, 2, and 3 each benefit from ensuite facilities, with Bedroom 1 further enhanced by a dedicated dressing room located across a striking galleried landing. The thoughtfully designed layout is perfectly suited to guests or multi-generational living, offering both flexibility and privacy. A spacious entrance hall provides a warm welcome and includes practical storage solutions alongside a separate utility room.

Outside, the landscaped garden offers a generous mix of lawn and patio areas, providing the perfect setting for outdoor living and entertaining. As the sun sets, thoughtfully positioned exterior lighting transforms the space into a magical backdrop for evening gatherings with family and friends—a true home to enjoy, inside and out.



PRIVATE  
GARDEN







Designed with both sustainability and modern living in mind, the home features an eco-friendly air source heat pump and underfloor heating throughout the ground floor, ensuring year-round comfort. High-performance double-glazed aluminium windows and doors further enhance energy efficiency, while high-speed-ready Cat 6 cabling makes the property fully equipped for remote working and smart home integration.

To the front, a private gravelled driveway provides parking for up to three vehicles and includes a conveniently installed EV charging point—future-proofed for electric vehicle owners.



PRIVATE  
REAR  
GARDEN







Located just outside Lechlade, with convenient access to Cirencester, Swindon, and the wider Cotswolds, this home offers rural tranquillity without sacrificing connectivity.

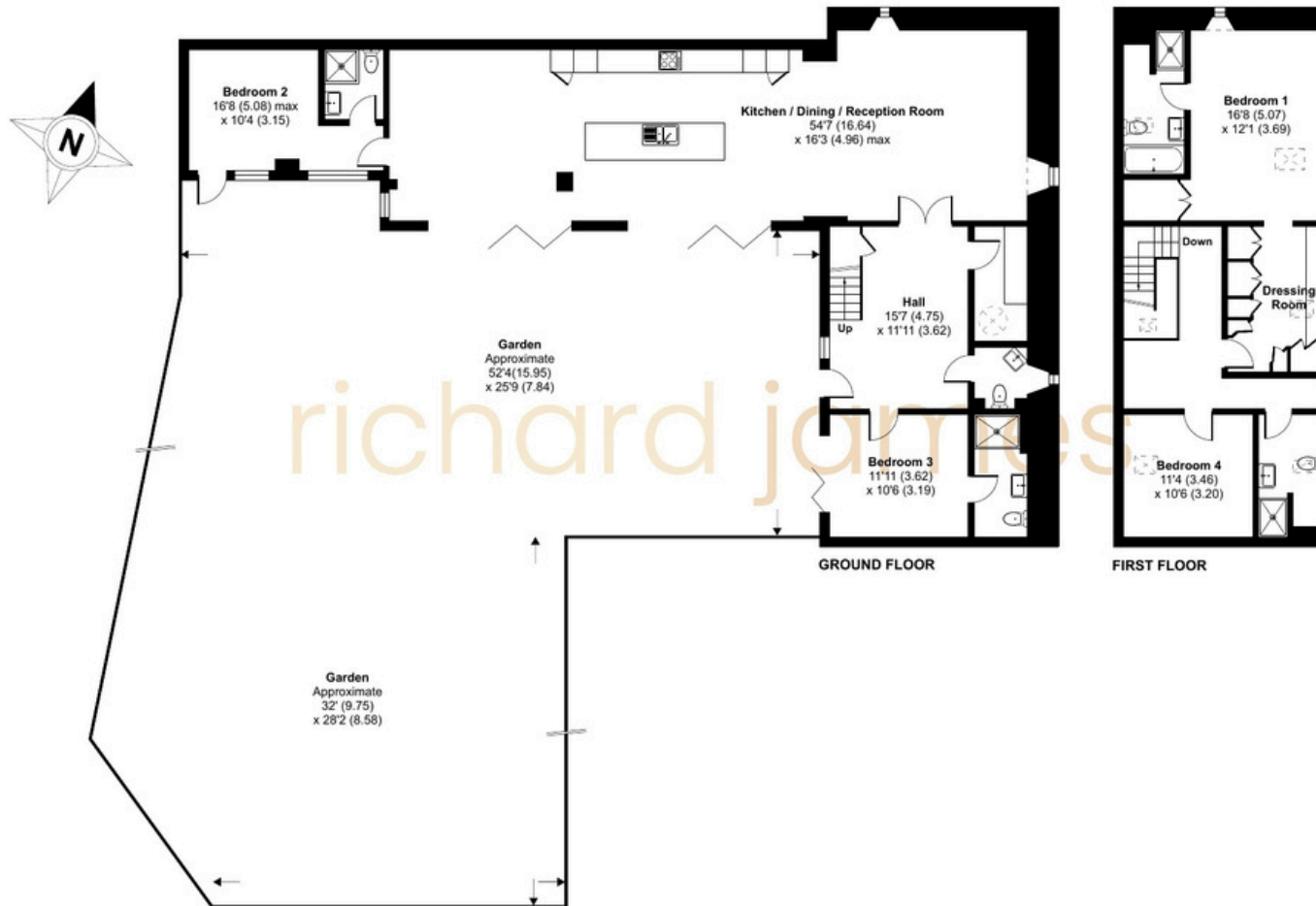
This is a rare opportunity to own a high-specification, move-in-ready barn conversion in a highly sought-after Cotswold setting.

Lechlade offers riverside charm, antique shops, pubs, and access to the Thames Path, while historic Highworth boasts Georgian architecture, a weekly market, cafés, and essential amenities. Both towns offer a blend of character, community, and convenience in the Cotswolds.



Approximate Area = 2210 sq ft / 205.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1312333

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