



West Barn, Brookthorpe Court Stroud Road, Gloucester, GL4 0UJ

£875,000

Ref:LG24660

AN EXCEPTIONAL BARN CONVERSION IN A VERY CONVENIENT POSITION AT THE FOOT OF AND WITH VIEWS TO THE COTSWOLD ESCARPMENT

West Barn is one of a pair of quite exceptional barn conversions situated in this delightful hamlet at the foot of the Cotswold escarpment. Both the City of Gloucester and the village of Painswick are within easy reach, Cheltenham is close by and access to the motorway with its fast routes both North and South is only a short drive.

West Barn has been subject to significant and sympathetic extension and continually updating over the last 25 years in the current ownership and now offers beautiful accommodation with a great deal of character which is highly practical and flows well. All four bedrooms are doubles (one being on the ground floor), three of them have en-suites and there is a family shower room. To the ground floor there is a large formal sitting room with Inglenook fireplace and views over the gardens to the West, a good sized dining room as well as a study, utility room and a lovely front to back kitchen/breakfast room in the heart of the building. To the exterior, the property is approached by a large gravel drive with ample parking and a detached double garage with good proportions with a studio above. The rear gardens in all extend to approximately ½ acre, are very private Westerly backing and landscaped predominantly to lawns with a variety of trees and bushes as well as a formal ornamental pond.



ACCOMMODATION

Oak front door to:-

LARGE ENTRANCE HALL 23' 6" x 7' 9" (7.16m x 2.36m)

Stone tiled floor. Oak turning staircase to landing with understairs cupboard. Deep cornice ceiling. Double radiator. Arch to inner hall.

CLOAKROOM

Low level W.C. Wash hand basin. Part tiled walls. Tiled floor. Radiator. Hanging space. Spotlight.

KITCHENBREAKFAST ROOM 23' 6" x 11' 10" (7.16m x 3.60m)

Beautifully fitted with granite worktops and inset 1 1/2 bowl sink units with mixer taps. Waste disposal units. Cupboards and drawers below in a Shaker style. Wall cupboards. Built in Neff double oven and space for microwave. Built in wine cooler. Four ring Neff induction hob with stainless steel backplate and cooker hood. Inset ceiling spotlighting. Under unit lighting. Pan drawers. Built in dishwasher. Space for American style fridge/freezer. Double radiator. Deep cornice ceiling. Windows overlooking the garden to the front and rear. Breakfast area. Door to:-

INNER HALL

Stone tiled floor. Radiator. Access to small loft. Consumer box. Alarm controls. Door to sitting room. Door to:-

UTILITY ROOM 14' 8" x 9' 9" (4.47m x 2.97m)

Beautifully fitted again with worktops. Belfast sink. Cupboards and drawers below. Plumbing for washing machine and dryer. Space for second fridge/freezer. Tiled floor. Two walls exposed to stone. Spotlights. Logic oil fired central heating boiler and part glazed stable door to terrace and garden.

SITTING ROOM 18' 9" x 18' 0" (5.71m x 5.48m)

Oak stripped floor. Beautiful Inglenook fireplace with timber beam, brick hearth and sides. White painted ceiling beams. Three double radiators. Windows to the front and sides. Double French doors with wide side panels overlooking the garden to the West. Four wall light points. T.V point.

DINING ROOM 18' 7" x 14' 4" (5.66m x 4.37m)

Timber fireplace with stone insets and grate. Deep cornice ceiling. Double radiator. Three wall light points. Fully glazed double French doors and side slips to front garden and terrace.

BEDROOM 4 11' 9" x 13' 3" (3.58m x 4.04m)

High quality flooring. Double radiator. Deep cornice ceiling. Window overlooking garden. Etched glazed doors to:-

ENSUITE SHOWER ROOM

Large corner shower cubicle with stainless steel controls, fully tiled splashback and glazed sliding screen. Vanity unit with wash hand basin and contemporary worktop. Low level W.C. Fully tiled walls. Tiled floor. Shaver point. Spotlights. Extractor fan.

STUDY 12' 0" x 7' 10" (3.65m x 2.39m)

Windows to the front. Deep cornice ceiling. Radiator.

FIRST FLOOR

LANDING

Beamed ceiling. Velux window. Access to loft.

BEDROOM 1 20' 0" x 12' 0" (6.09m x 3.65m)

Painted ceiling beams. Four wardrobe cupboards. Radiator. Upvc double glazed French doors to large stone based balcony with wrought iron surrounds and views to the hills.

ENSUITE BATHROOM 16' 0" x 7' 6" (4.87m x 2.28m)

Beautifully fitted with contemporary claw foot double ended bath with central mixer taps and shower attachment. Large shower cubicle with glazed folding doors. Double vanity unit with shelving and drawers below. Low level W.C. Tiled floor. Fully tiled walls. Inset ceiling spotlights. Exposed painted beams, Extractor fan. Two velux windows. Vertical heated towel rail/radiator.

ACCOMMODATION CONTINUED

BEDROOM 2 18' 8" x 14' 6" (5.69m x 4.42m)

Triple wardrobe cupboards with store cupboards above. Exposed beams. Window overlooking the front garden. Radiator.

BEDROOM 3 13' 3" x 12' 0" (4.04m x 3.65m)

High quality flooring. Two wardrobe cupboards with high level cupboards. Exposed beams, part painted. Etched glazed door to:-

ENSUITE SHOWER ROOM

Large corner shower with stainless steel shower and glazed sliding door. Vanity unit with contemporary wash hand basin. Low level W.C. Fully tiled walls. Tiled floor. Contemporary heated towel rail/radiator. Extractor fan. Inset ceiling spotlights.

FAMILY SHOWER ROOM

Large shower cubicle with stainless steel controls and glazed sliding door. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled floor. Heated towel rail/radiator. Medicine cabinet with mirror front and pelmet lighting. Inset ceiling spotlights. Extractor fan.

EXTERIOR

Front gardens approached by gravelled drive to large area of parking with space for several cars. Mature lawns with trees including Silver birch, fruit and conifer. Wide path to the front door. Side access with morning terrace and trellis surround. Outside lighting and tap. Rear gardens extending in all to approximately 1/2 of an acre, Westerly backing and completely private laid predominantly to lawns with a mixture of mixed trees including fruit and silver birch. Enclosed by high hedging and fencing with views over fields to the Cotswold escarpment. Good area of paved terrace with steps to the lawns and path. Second round terrace adjoining round pond with fountain and waterfall. Outside lighting and taps. Large timber garden store.

DETACHED GARAGE BLOCK 19' 0" x 20' 0" (5.79m x 6.09m)

Large up and over door. Power and light. Personal door. Wrought iron spiral staircase to:-

STUDIO (above garage block)

Velux window to either side. Fully boarded and lined. Cat 6 cabling.

AGENTS NOTE

COUNCIL TAX: G

EPC: E-51











Approx Total Area: 256.5 m² ... 2761 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
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