

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## Coaley Gloucestershire



Barn Conversion | Four bedrooms

Large kitchen / breakfast room with granite worktops | Master with en-suite

Large conservatory | EPC D

## Guide price £850,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



# Coaley

## Gloucestershire



4 Bedrooms



2 Bathrooms



3 Receptions

Located on the edge of the beautiful village of Coaley and surrounded by delightful countryside stands this spacious converted barn which has been updated to offer a contemporary feel but still maintaining the original character. On entering there is a spacious entrance dining hall which benefits from limestone flooring, leading off there is a snug/office and the drawing room is of a good size with a feature fire place, wood burning stove and wooden floors. There is also direct access to the garden through double doors.

Following through there is a beautiful family kitchen with plenty of built in units and appliances and there are doors leading through to a good size garden room from which to enjoy the surrounding garden. Also on the ground floor there is a good size cloak room and utility.

Leading upstairs the master bedroom enjoys a beautiful en-suite bathroom and dressing room which can be easily converted back to the original fourth bedroom. The family

bathroom is beautifully presented with wood panelling and roll top bath. There are a further two bedrooms to the first floor, one with an en-suite shower room.

To the outside the property is entered though double gates onto a gravelled driveway with plenty of parking. There is also a double garage with plenty of storage above. The gardens are private and beautifully landscaped with plenty of interesting areas, in all the barn sits in approximately a third of a acre.

### Amenities

Coaley is very much the traditional village with the local Church, the community store set-up in recent years in the former reception classroom of the school and a tennis & recreation club. There is also a C or E Primary School in the centre of the village located near Dursely which has strong links to the church and the local community. There are also close transport links with buses running on a daily basis, Cam and Dursley railway station being nearby and easy access to



the M5 corridor.

There are many local clubs and organisations including the amateur dramatic society, art club, cricket club, football club and W.I. amongst others, plus an annual Produce Show. The main near-by towns are Dursley and Stroud both offering supermarkets, high street shopping, farmers markets, sports facilities and plenty of daytime and evening entertainment.

### Directions

From our Nailsworth office take the first exit left at the roundabout on to Spring Hill, follow this road for 3.3 miles until you reach a T-junction in Nympsfield. Turn left towards pub then immediately right, following the road for 300 yards to the next T junction. Turn right, following road for 400 yards to cross-roads with B4066. Go straight across junction and down the hill for 150 yards then take a left turn on to Lever's Hill, a narrow road dropping down into the vale. Follow this lane for 0.9 miles to the end, where it meets Silver Street. You will see 'Silver Mead' directly in front of you, behind a set of large wooden gates.

### Services & Tenure

We believe the property is served by mains electricity, mains water and private drainage. The vendor informs us that the tenure is freehold. The above should be verified by your solicitor or surveyor.

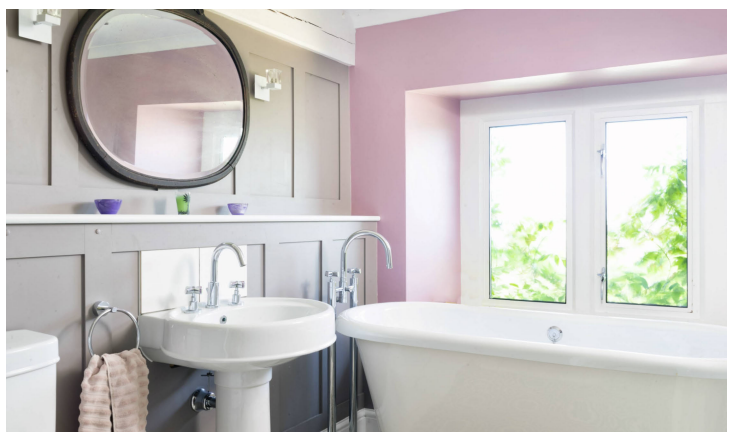
### Local Authority

Stroud District Council

Ref: NAI/ 25449



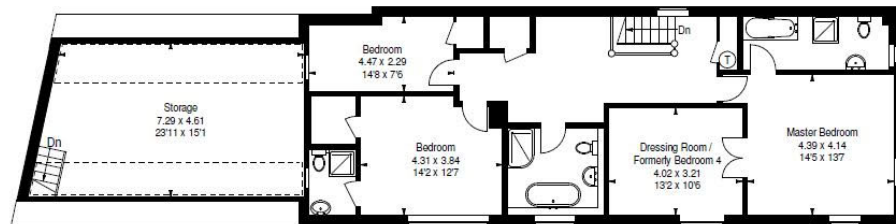








Approximate Gross Internal Area  
 233 sq m / 2508 sq ft  
 Garage = 79 sq m / 850 sq ft  
 Total = 312 sq m / 3358 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2014 0845 6344080 Ref 121451

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: nailsworth@perrybishop.co.uk

**perrybishop.co.uk**

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.