



## Broad Arch Barn, Persh Lane

Maisemore, Gloucester, GL2 8HH

**Offers in excess of £450,000**



Murdock & Wasley Estate Agents are delighted to present this charming, bespoke two-bedroom barn conversion to the market. Located in a highly sought-after village, it offers stunning views of the surrounding countryside. The interior has been thoughtfully designed with meticulous attention to detail, showcasing beautiful character features throughout.



**Entrance Hall**

Accessed via solid wooden door. Stone tiled flooring. Opening to:

**Utility Room**

Range of base and wall mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit with mixer tap above, exposed wooden beams, stone tiled flooring, appliance points, power points, plumbing for washing machine, space for tumble dryer, grant oil fired combination boiler, inset ceiling spotlights, front aspect oak double glazed window.

**Kitchen**

Range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap above, integral appliances to include Neff oven, Neff microwave, four ring induction hob, fridge and dishwasher. Stone tiled flooring, appliance points, power points, inset ceiling spotlights, solid oak double glazed doors opening to the garden.

**Living Room**

Beautiful vaulted ceiling with electric controlled roof lights and blinds, exposed wooden beams, feature inglenook fireplace with stone tiled hearth, oak mantel and wood burner inset, bespoke fitted oak and glass staircase leading to the first floor. Exposed brick walling, stone tiled flooring, space for dining room table, telephone point, two radiators, front aspect oak double glazed window, double oak double glazed doors leading to the rear courtyard.

**Bedroom Two**

Exposed brick walling, stone tiled flooring, telephone point, radiator, inset ceiling spotlights, solid oak door giving access outside, rear aspect oak double glazed doors to the courtyard. Opening to:

**En-Suite**

Suite comprising low level w.c., vanity wash hand basin with mixer tap above, shower off the mains, fully tiled walls, stainless steel heated towel rail, inset ceiling spotlights.

**Landing/ Study Area**

Exposed brick walling and wooden beams, engineered oak flooring, power points, chandelier, feature LED coloured spotlights, double oak doors to the south facing balcony enjoying fantastic elevated views of the surrounding countryside with space for table and chairs.

**Bedroom One**

Feature vaulted ceiling with exposed wooden beams, chandeliers, engineered oak flooring, power points, tv point, telephone point, two radiators, wall lights, front and rear aspect oak double glazed bay windows enjoying fantastic countryside views.

**Outside**

At the front of the property, there is an enclosed courtyard enclosed by wooden panel fencing. This area includes a gravel patio, perfect for a table and chairs, as well as a variety of mature tree's and shrubs, an outdoor tap, newly fitted boiler and a 1,500-liter oil tank.

A gravel driveway, separate from the property, leads to an additional area owned by the vendors of Broad Arch Barn. This space currently features a wooden shed and offers off road parking for two vehicles.

To the rear of the property, there is a south-facing gravel courtyard.

**Local Authority**

Tewkesbury Borough Council.  
Council Tax Band: D

**Tenure & Charges**

Freehold

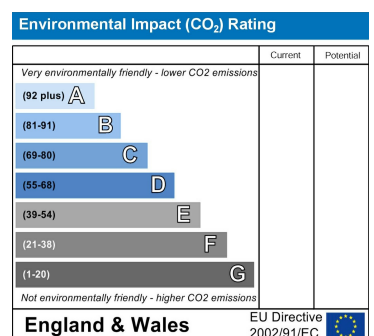
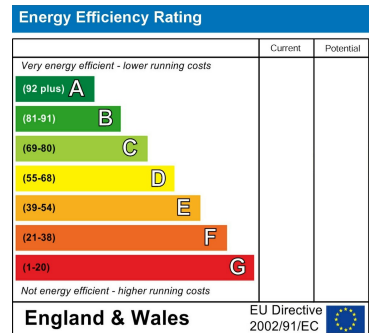
We are advised that there is a £25.00 pcm charge for the up keep of the courtyard.

**Services**

Mains water and electric.  
Septic tank and oil.

**Awaiting Vendor Approval**

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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