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15 Barrs Lane, North Nibley, Wotton-under-Edge, GL11 6DT

Nestled in the popular village of North Nibley on the outskirts of Wotton-under-Edge is this substantial five bedroom detached family home with flexible living space and a generous garden.

Barrs Lane is situated in the heart of the village, just a few steps away from the village café, country pub, The Black Horse and the highly regarded village primary school. The property is believed to have been built in 1968 and underwent extensive refurbishment and extensions in 2005/6 by a previous owner, prior to the current owners purchasing it in 2020. The accommodation spans two floors and extends to approximately 2,249 sq. ft., briefly comprising open-plan, sociable living accommodation along with five bedrooms.

Entering via the solid wooden front door, you are welcomed into a bright entrance hallway. A useful corner provides space for hanging coats and storing shoes, while stairs rise to the first floor. Adjacent to this is a shower room with W.C. and wash basin. A tiled floor runs throughout the hallway, shower room, kitchen/dining room, utility room, and into the conservatory beyond.

The kitchen/dining room is an L-shaped space with ample room for a family dining table and sofa. A solid wooden kitchen is fitted along one side, complete with an AGA and Belfast sink. In addition to a collection of fitted cupboards, there is space and plumbing for a dishwasher and space for an American-style fridge freezer. To the rear of the property is a wooden-framed, double-glazed conservatory offering a wonderful outlook across the garden, with French doors opening onto a decked terrace. This versatile space could serve as a sitting area, playroom, or dining room.

Beside the kitchen is a useful utility room with further space and plumbing for a washing machine, along with a fitted unit and a stainless-steel sink. The wall-mounted gas central heating boiler is also housed here. Across the hallway are two reception rooms – one with French doors to the terrace, and a larger dual-aspect room providing a spacious and comfortable setting.

Upstairs, an impressive, spacious part-galleried landing provides access to all five bedrooms, the family bathroom, an airing cupboard, and a hatch to the loft space with a drop-down ladder. The master bedroom, situated at the rear, features a focal fireplace with wooden mantle and pleasant views across the garden, as well as an en-suite shower room. There are two further double bedrooms and two singles; all five bedrooms feature attractive exposed floorboards. The family bathroom is generously sized, fitted with a freestanding claw-foot bath and a separate shower.



Externally, a resin-laid driveway to the front of the house comfortably accommodates several vehicles. Beside the front door is an integral storeroom with double doors. The rear garden is mainly laid to lawn with a collection of mature shrubs and several fruit trees. A decked terrace adjoining the house provides an excellent space for outdoor dining and entertaining, while at the far end of the garden the current owners have created a play area and space for a chicken coop.

The property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band: F (Stroud District Council). Tenure: Freehold.

EPC Rating: D(65)

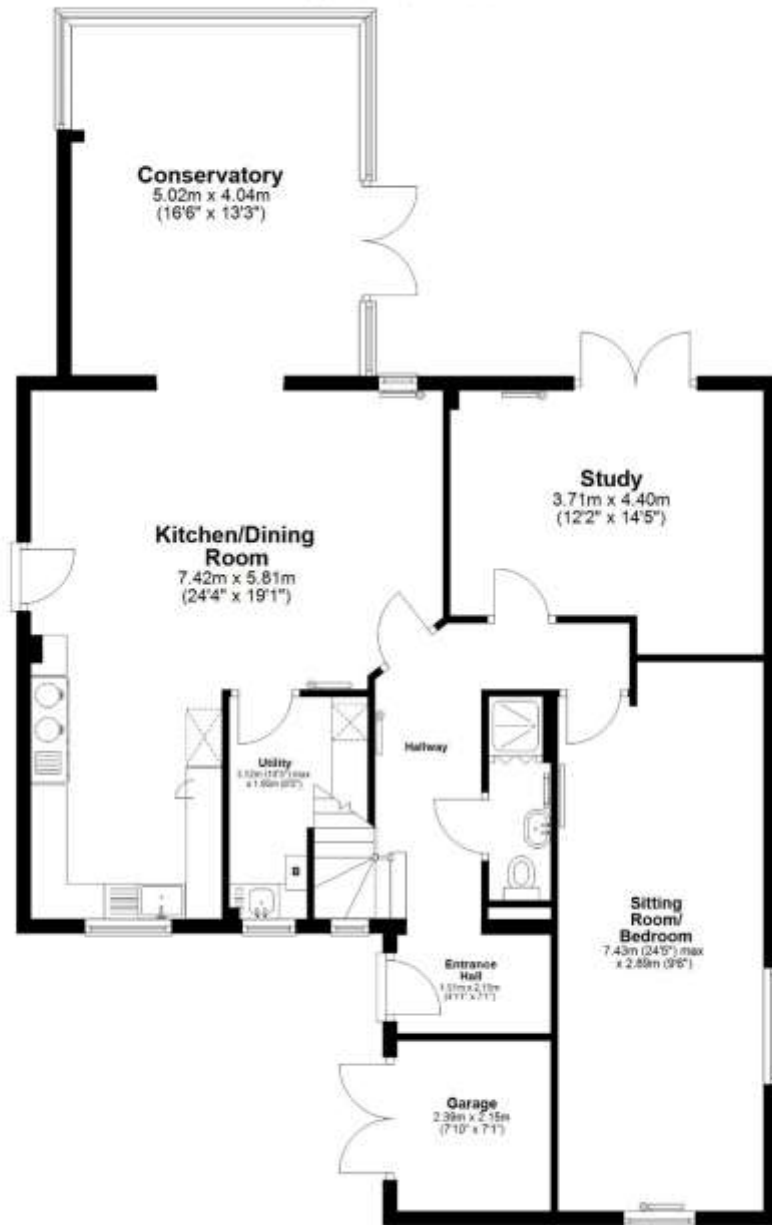
The nearby charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafés, restaurants, and two supermarkets. The town also benefits from two primary schools, the highly regarded Katharine Lady Berkeley's School, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the renowned Cotswold Way weaving its way through the town. Wotton-under-Edge is conveniently located near the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.

Guide Price £730,000



Ground Floor

Main area: approx. 111.6 sq. metres (1201.5 sq. feet)
Plus garage: approx. 5.2 sq. metres (55.5 sq. feet)



Main area: Approx. 209.0 sq. metres (2249.4 sq. feet)

Plus garages, approx. 5.2 sq. metres (55.5 sq. feet)

First Floor

Approx. 97.3 sq. metres (1047.9 sq. feet)

