



NUTWOOD BARN, STAUNTON

GL19



NUTWOOD BARN STAUNTON

A stylish contemporary barn conversion with a home office, paddock
and garaging located in a secluded rural location.



Local Authority: Forest of Dean District Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,100,000



NUTWOOD BARN

Located between the villages of Staunton and Redmarley on the west Gloucestershire borders, Nutwood Barn occupies a private semi-rural position at the end of a no-through lane. The nearby village of Staunton (1 mile) has a Primary school, community pub, doctors, animal feeds store, car garages and a village store.

There is convenient access to the motorway network via junction 2 of the M50 only 2 miles away and there are renowned schools close by, in Colwall, Malvern and Cheltenham.

M50 (junction 2) 2 miles, Ledbury 7 miles, Tewkesbury 8 miles, Cheltenham 15 miles (Distances approximate).



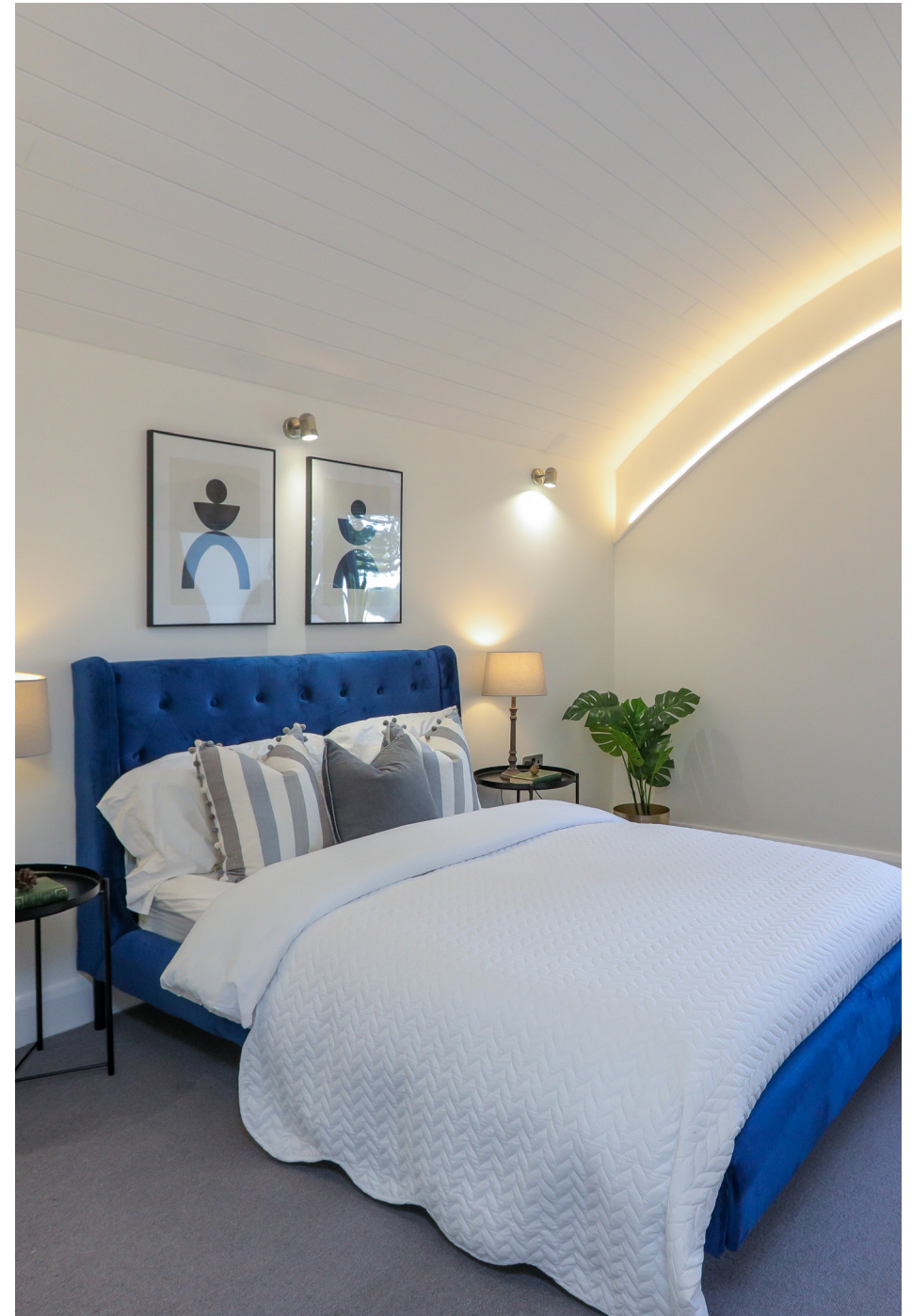






STUNNING CONTEMPORARY CONVERSION OF A DUTCH BARN

Tucked away in an enviably private location in the heart of the west Gloucestershire countryside, Nutwood Barn is a stunning contemporary conversion of a Dutch barn overlooking an enclosed level plot of approximately 2.2 acres. Converted in 2016, the accommodation extends to approximately 2,654 square feet arranged over two floors. Centring on a fully glazed double height entrance hall with a mezzanine landing above, the natural light floods into the surrounding rooms.







Converted in 2016, the accommodation extends to approximately 2,654 square feet arranged over two floors. Centring on a fully glazed double height entrance hall with a mezzanine landing above, the natural light floods into the surrounding rooms. An impressive open plan kitchen includes space for dining and living with an Aga at one end of the room, a central island helping to define the space and then a wood burner fitted at the other end of the room. There is space for dining and sofas with natural light flooding in from above and two sides all coming together to make this a real focal point for the house. Leading from the kitchen to the garden, there is a large boot room as well as a separate laundry room.

Also dual aspect and naturally light, the drawing room is panelled and focuses on a brick fireplace.

Towards the rear of the ground floor, there is a cloakroom and two versatile bedrooms one of which has an en-suite shower room. On the first floor, there are two large bedrooms with en suites and walk in wardrobes.





OUTSIDE

The house is set behind electric gates at the end of a no-through lane, positioned in a peaceful and private location overlooking its gardens and a large paddock. Mature trees line the boundary with a small wooded area at the far end of the paddock. Closer to the house, there is a large area of lawn, a sunken garden terrace and a vegetable garden.

Accompanying the house is a large single storey building that incorporates a double carport, a secure home office and a workshop, all of which has useful storage above.

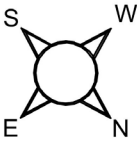
Services: Waste treatment plant. Mains water and electricity are connected. Oil fired central heating.



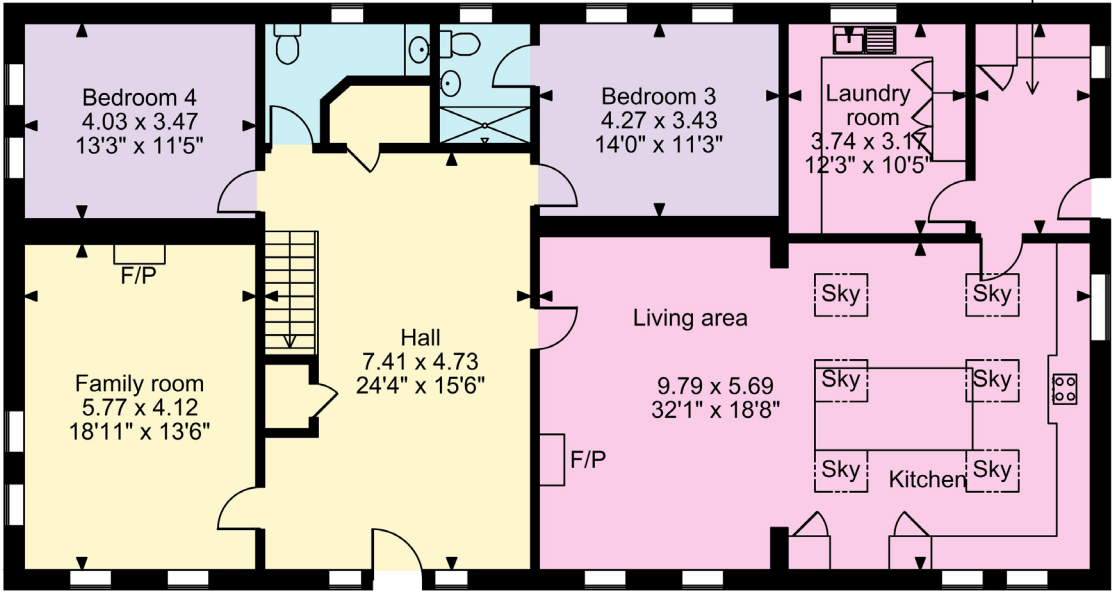




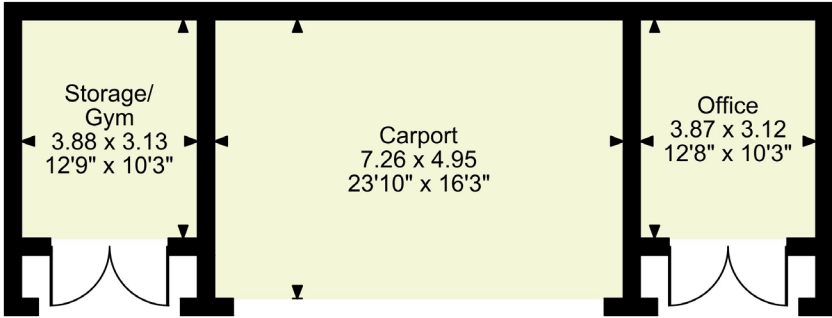
Nutwood Barn, Staunton, Gloucester
APPROXIMATE GROSS INTERNAL FLOOR AREA
 Main House = 247sq.m (2,654sq.ft)
 Garage = 36sq.m (387sq.ft)
 Outbuilding = 24sq.m (261sq.ft)
 Total = 307sq.m (3,302sq.ft)



3.73 x 1.99
 12'3" x 6'6"

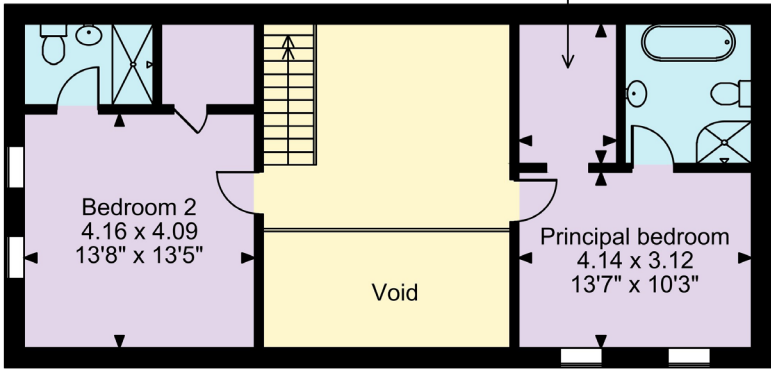


ground floor



outbuilding

Walk-in wardrobe
 2.48 x 1.73
 8'2" x 5'8"



first floor

Approximate Gross Internal Area = 247 sq m / 2,654 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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