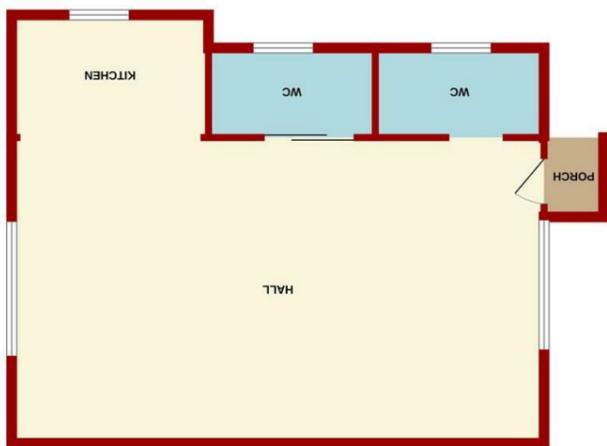
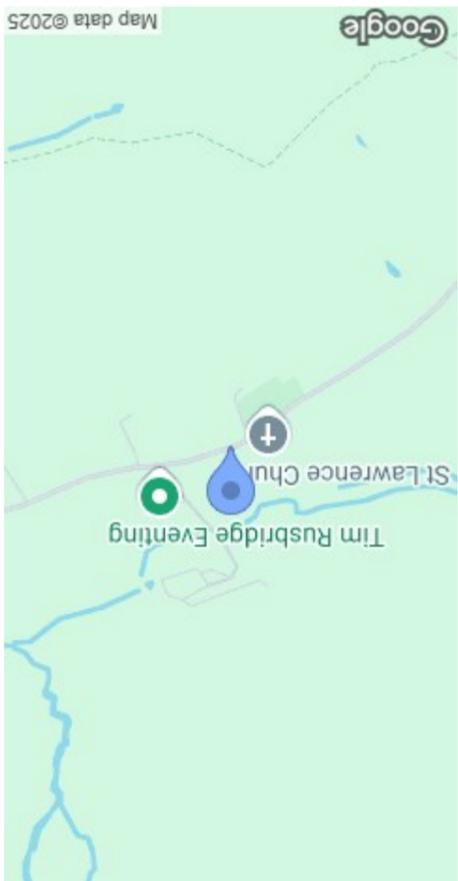


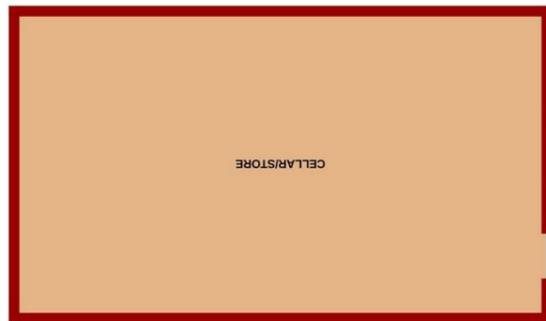


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>103-107 kWh/m² (low energy 2025)</td></tr> <tr><td>B</td><td>81-101 kWh/m²</td></tr> <tr><td>C</td><td>69-80 kWh/m²</td></tr> <tr><td>D</td><td>55-68 kWh/m²</td></tr> <tr><td>E</td><td>46-54 kWh/m²</td></tr> <tr><td>F</td><td>39-45 kWh/m²</td></tr> <tr><td>G</td><td>31-38 kWh/m²</td></tr> </table>	A	103-107 kWh/m ² (low energy 2025)	B	81-101 kWh/m ²	C	69-80 kWh/m ²	D	55-68 kWh/m ²	E	46-54 kWh/m ²	F	39-45 kWh/m ²	G	31-38 kWh/m ²	<table border="1"> <tr><td>A</td><td>103-107 kWh/m² (low energy 2025)</td></tr> <tr><td>B</td><td>81-101 kWh/m²</td></tr> <tr><td>C</td><td>69-80 kWh/m²</td></tr> <tr><td>D</td><td>55-68 kWh/m²</td></tr> <tr><td>E</td><td>46-54 kWh/m²</td></tr> <tr><td>F</td><td>39-45 kWh/m²</td></tr> <tr><td>G</td><td>31-38 kWh/m²</td></tr> </table>	A	103-107 kWh/m ² (low energy 2025)	B	81-101 kWh/m ²	C	69-80 kWh/m ²	D	55-68 kWh/m ²	E	46-54 kWh/m ²	F	39-45 kWh/m ²	G	31-38 kWh/m ²
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GROUND FLOOR



BASEMENT

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025

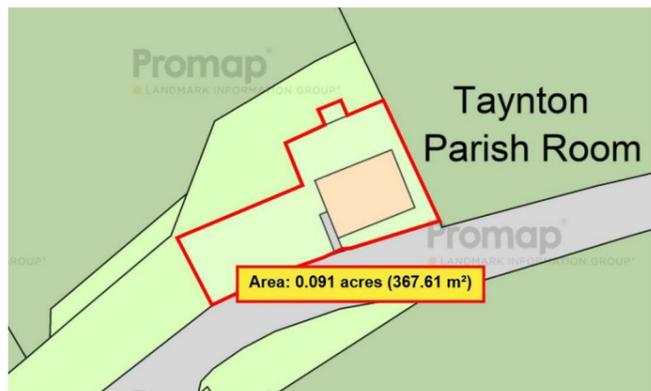


Guide Price £150,000

***** BEST AND FINAL OFFERS TO BE SUBMITTED BY 5 P.M. ON TUESDAY, 11TH FEBRUARY 2025 *****
FORMERLY A SCHOOL UNTIL THE 1930's are these RARELY AVAILABLE PARISH ROOMS, ideally to be used as a WORK ROOM / OFFICE / STORE etc, situated in a COUNTRYSIDE SETTING with MAIN HALL, KITCHEN AREA, TWO CLOAKROOMS, SMALL GARDEN adjacent and the POTENTIAL FOR PARKING. THE BUILDING AFFORDS LOVELY VIEWS OVER SURROUNDING FIELDS AND FARMLAND.

Taynton offers a farm shop and church. Within 1 mile the village of Tibberton can be found, offering a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 5 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.



Access via OPEN ENTRANCE PORCH into:

MAIN HALL

29'6 x 17'0 (8.99m x 5.18m)

Power and lighting, two side aspect windows.

KITCHEN AREA

10'6 x 6'1 (3.20m x 1.85m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted electric oven, hob and cooker hood, front aspect window. Sliding door through to:

CLOAKROOM 1

Low-level WC, pedestal wash hand basin with tiled splashback, front aspect window.

CLOAKROOM 2

Low-level WC, wash hand basin, front aspect window.

BASEMENT

29'6 x 17'0 (8.99m x 5.18m)

Externally accessed and of low height (approximately 5'), with lighting.

OUTSIDE

Small front area with hedging surround which could

possibly be made into a small parking area. The ground is mainly to one side and the rear, laid to grass with fencing surround. From here, a superb unspoilt outlook can be enjoyed over the surrounding fields and farmland.

SERVICES

Mains water and electricity, septic tank (on the neighbouring land).

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: TBC
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed along the Newent / Huntley Road - B4221, until you reach Taynton. At the big horseshoe bend, turn left towards Tibberton. Proceed along this road for approximately one and a half miles, just past the church, and you will find the building indicated by our 'For Sale' board on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.