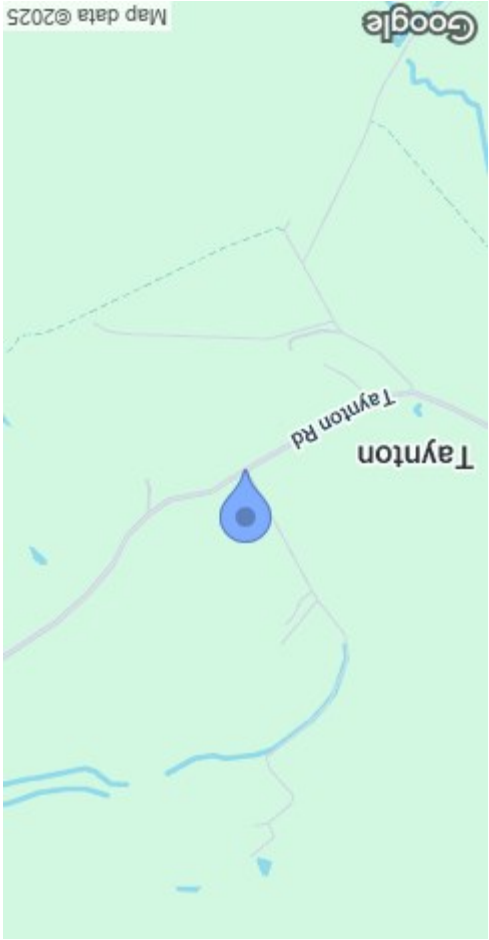




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



Dutch Barn
Taynton GL19 3AN



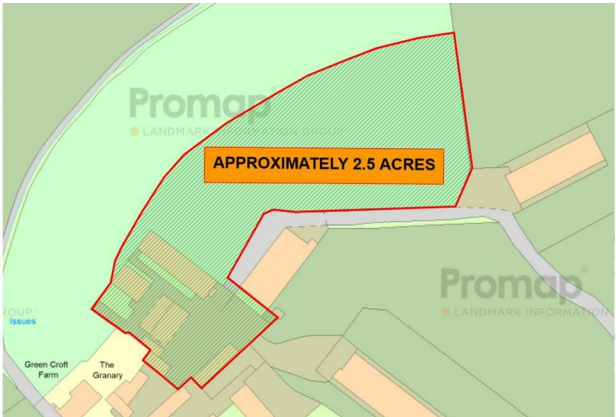
STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £500,000

A FANTASTIC OPPORTUNITY to acquire a DUTCH BARN with FULL PLANNING PERMISSION to create a FIVE BEDROOM DWELLING, with the ADDED BONUS of having APPROXIMATELY TWO AND A HALF ACRES and an ARRAY OF OUTBUILDINGS, NESTLED IN GLORIOUS GLOUCESTERSHIRE COUNTRYSIDE.

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.



DESCRIPTION

Conversion of current barn to a one of a kind spacious Dutch barn, offering tremendous living space with five bedrooms, four having en-suites.

OUTSIDE

Various outbuildings provide fantastic storage and the barn is set within approximately two and a half acres.

DUTCH BARN

60'0 x 29'5 (18.29m x 8.97m)

ROOM 1 ATTACHED TO DUTCH BARN

45'0 x 18'1 (13.72m x 5.51m)

ROOM 2 ATTACHED TO DUTCH BARN

18'2 x 14'9 (5.54m x 4.50m)

ANCILLARY BARN

35'3 x 19'1 (10.74m x 5.82m)

OUTBUILDING OPPOSITE DUTCH BARN

67'1 x 18'1 (20.45m x 5.51m)

AGENT'S NOTE

The boundary is not 100% accurate and could possibly be altered, subject to the vendor's acceptance.

Planning permission granted - see Forest of Dean Planning Portal Ref PO243/23/FUL.

SERVICES

The in-going purchaser will need to make their own enquiries and works in relation to services.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

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 Gloucester, proceed through the village of Highnam and continue along the B4215 for 1/2 miles turning left into Buttermilk Lane. Continue along for a couple of miles, where the driveway to the complex can be found on the right hand side signposted Green Croft Farm.

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.