



The Main House, Barn Farm, Tewkesbury Road, Norton, Gloucester, GL2 9LH

£385,000

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Farr & Farr Sales Lettings 

**The Main House, Barn Farm,
Tewkesbury Road, Norton,
Gloucester, GL2 9LH**

£385,000

A SUBSTANTIAL DETACHED FAMILY HOUSE
DATING FROM THE 1890'S SITUATED IN A
CONVENIENT POSITION BETWEEN
GLOUCESTER AND TEWKESBURY

Barn Farm is situated on the A38
approximately 4 miles to the north of
Gloucester and 5 miles to the south of
Tewkesbury, access to Cheltenham and the
M5 is within easy reach. The property offers
good sized family accommodation with three
double bedrooms and a newly fitted first floor
bathroom and ground floor shower room in a
Victorian style as well as a large lounge/dining
room to the ground floor, kitchen and
reception hall. To the exterior there is ample
parking to the side and good sized level
private gardens.

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RECEPTION HALL 23' 0" x 9' 0" (7.01m x 2.74m)

Tiled floor. Coved ceiling. Radiator. Ceiling fan. Glazed door to:-

LOUNGE/DINER 28' 6" x 15' 0" (8.68m x 4.57m)

(Into bay). Attractive fireplace with wood burning stove. Two modern radiators. Second timber fireplace. Two bay windows to the front and windows to the side. Coved ceiling.

SHOWER ROOM

Very well fitted, large shower with white tiles and glazed screen. Victorian style wash hand basin. Low level W.C. Half tiled walls. High-quality flooring. Vertical heated towel rail/radiator in stainless steel.

KITCHEN 17'9 x 12' (5.41m x 3.65)

Fitted single drainer, stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. High-quality flooring. Tiled walls. Built-in stainless steel glass oven with four ring electric hob and extractor hood. Plumbing for dishwasher. Space for large fridge/freezer. Ceiling spotlights. Window overlooking and stable door to the garden.

FIRST FLOOR

LANDING

Access to loft. Linen cupboard with shelving.

BEDROOM 1 12' 3" x 13' 2" (3.73m x 4.01m)

Double wardrobe cupboards with central dressing table unit.

BEDROOM 2 12' 3" x 13' 0" (3.73m x 3.96m)

Radiator. Wood stripped floor.

BEDROOM 3 12' 8" x 7' 0" (3.86m x 2.13m)

Radiator.

BATHROOM

Of a very good size with lovely clawfoot double ended bath with stainless steel mixer taps and shower attachment. Wash hand basin. Low vertical heated towel rail/radiator in stainless steel. Half panelled wall. Vinyl floor.

EXTERIOR

Front gardens with low wall detail and parking for two/three cars. Wrought iron gates to:-

Good sized rear gardens with good area of shingle and terrace. Ample additional parking. Opening to area laid predominantly to lawns and of a good size with shrub beds and bushes. Paved terracing with garden shed. Enclosed by close boarding fencing giving a good deal of privacy.

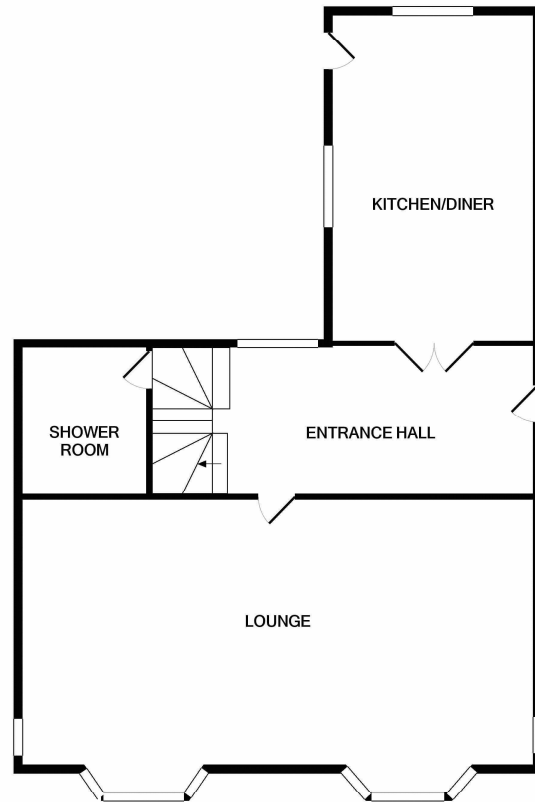
AGENTS NOTE

COUNCIL TAX: E

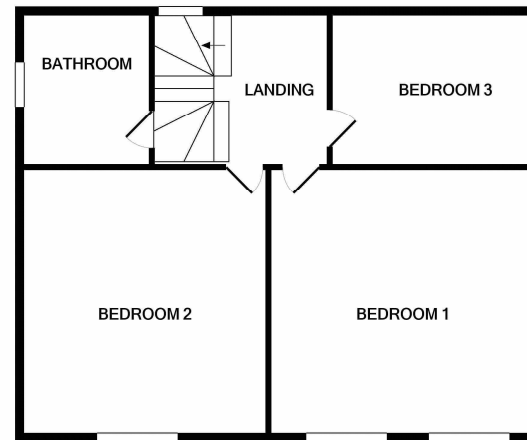
EPC: D-58

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR
APPROX. FLOOR
AREA 875 SQ.FT.
(81.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1530 SQ.FT. (142.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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