



Stocks Barn, Standish, Stonehouse, Gloucestershire, GL10 3DL

£1,150,000

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Farr & Farr Sales Lettings 

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**AN INDIVIDUAL AND IMPRESSIVE TRADITIONAL BARN
CONVERSION IN A SEMI RURAL HIDDEN BUT HIGHLY
CONVENIENT POSITION**

Stocks Barn was beautifully converted to give highly practical, large and surprisingly light accommodation and has been lived in by the current owners who have both improved and extended since. The accommodation has a fabulous homely feel and offers lovely surprises at every corner and yet remains very well planned, practical and comfortable to live in. All four bedrooms are doubles, the master with it's own ensuite bathroom and the guest bedroom with ensuite shower.

To the ground floor there is an immensely impressive full height entrance hall with galleried landing, a formal sitting room, useful study, large dining room, kitchen, utility and cloakroom as well as an oak framed vaulted ceiling family/garden room opening on to the courtyard and rear as well as the pool terrace that has been added by the current owners.

To the exterior the gardens in all extend to 1/3 of an acre and are laid to the front with its own drive as well as to the rear as a courtyard with double garage and timber outbuildings, including a stable/loose box and workshop or playroom. To the west is a lovely formal area of terrace with large heated swimming pool which enjoys complete privacy and views over the Severn Vale to the hills beyond.

The property is situated in a semi hidden and rural position approximately 3 miles to the North West of Stroud between the villages of Standish and Stonehouse. Excellent local facilities within the local towns, sought after schools, both in the private and state sectors are close by. Gloucester is approximately 7 miles to the North and the M5 motorway with its fast routes both North and South is within a few minutes drive. Stonehouse train station is close by with easy access to mainline rail links to London and the Midlands.

www.farrandfarr.co.uk

LARGE DOUBLE HEIGHT PORCH

Beamed ceiling and full height oak framed windows. Double doors to:-

IMPRESSIVE TWO STOREY ENTRANCE HALL 25' 3" x 14' 10" (7.69m x 4.52m)

Wide oak staircase to galleried landing. Wall light points. Two double radiators. Understairs storage and shelving. Exposed beams and double doors to Dining Room.

CLOAKROOM

Pedestal wash hand basin. Low-level WC. Radiator. Extractor fan.

SITTING ROOM 18' 8" x 16' 1" (5.69m x 4.90m)

Wonderful Stone fireplace with woodburning stove and cupboards to one side. Four wall light points. Window to the front. Double French doors to terrace and the swimming pool. TV points. Two double radiators.

DINING ROOM 16' 4" x 13' 0" (4.97m x 3.96m)

Double radiator. Coved ceiling. Two wall light points and oak frame full height windows with central casement door to South backing courtyard.

STUDY 12' 2" x 9' 6" (3.71m x 2.89m)

Window to the side and front. Double radiator. Alarm controls.

UTILITY ROOM 12' 1" x 9' 1" (3.68m x 2.77m)

Very comprehensively fitted with inset single drainer stainless steel sink unit. Tiled worktops with cupboards and drawers below. Wall and base cupboards Full height storage cupboards. Space for an American style fridge/ freezer. Window to the side and large window to the rear. Spotlights.

KITCHEN 17' 9" x 11' 6" (5.41m x 3.50m)

Beautifully and comprehensively fitted with one and a half bowl inset stainless steel sink set into granite worktops set under a wide window with panoramic views to the West. Cupboards and drawers below. Wall and base units. Aga with tiled back plate and concealed extractor hood. Large corner full height larder with carousel. Built-in fridge. Built in dishwasher. Inset ceiling spotlights. Ceiling beams. Radiator and glazed double oak framed doors to:-

FAMILY ROOM 21' 10" x 18' 4" (6.65m x 5.58m)

Oak framed. (Added within the current ownership). A wonderful room with glazed walls to three sides with oak frames and vaulted full height ceiling with oak crossmembers and ceiling beams. Two low-level Victorian style radiators. Oak stripped floor. Deep store cupboard. Built-in casement doors to the courtyard and rear pool terrace enjoying far reaching views across the Severn Vale.

FIRST FLOOR

GALLERIED LANDING

To three sides of the hall. Wall light points. Double radiator.

BEDROOM 1 18' 6" x 13' 3" (5.63m x 4.04m)

Slit window to the West. Large window to the North. Double casement windows to the balcony with a Westerly aspect. Double radiator. Walk in wardrobe cupboard with hanging, shelving, radiator and automatic light. Full height, narrow store cupboard. Exposed ceiling and roof beams. High level attic access.

Balcony in wrought iron with spiral staircase to the pool terrace and views across the Severn Vale to the West.

ENSUITE BATHROOM

Large corner bath. Double shower cubicle with Mira multiheaded controls. Vanity unit with wash hand basin in marble with cupboard below. Low-level WC. Half tiled walls. Two wall light points. Inset ceiling spotlights. Extractor fan. Velux window.

BEDROOM 2 16' 1" x 13' 1" (4.90m x 3.98m)

Exposed ceiling beam. Double radiator. Access to eaves loft area being used as an airing cupboard with large factory lagged tank and boiler.

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with glazed sliding doors. Pedestal wash hand basin. Low-level WC in a Victorian style. Access to small loft. Radiator. Shaver point and light.

BEDROOM 3 12' 10" x 7' 11" (3.91m x 2.41m)

Slit window on the side and large window to the south with built-in shutters. Exposed beam. TV point. Radiator.

BEDROOM 4 10' 6" x 10' 4" (3.20m x 3.15m)

Radiator. Window to the side. Window to the front.

SHOWER ROOM

Fully tiled shower cubicle with glazed sliding doors. Pedestal wash hand basin. Low level WC in a Victorian style. Windows to the front with folding shutter. Radiator. Shaver point. Velux window.

EXTERIOR

Gardens and grounds in all extend to approximately 1/3 of an acre. Front gardens approached by its own drive with electric high-level double gates to large area of gravel, parking and turning space. Laid predominantly to lawns with mature trees and bushes giving privacy. Outside light with exposed stone walling to each side and hedges to the front and West. Gravel path to one side with seating area and gate. Low walling divide to rear courtyard. Approached by a second set of electric gates to a large area of gravel with parking and turning space. Area of breakfast terrace with hedges and shrubs giving complete privacy.

The gardens to the side are approached by both the front gardens and rear courtyard to the main entertaining area of stone paved terrace with wall and hedge surround giving privacy and protection from the winds but still allowing views of open fields to the far reaching views and enjoying a significant heated swimming pool. Outside lighting and power.

DETACHED GARAGE BLOCK

Two up and over doors. Power and light. Security lighting. Small concealed area to the side and rear. Storage and compost area.

DETACHED OUTBUILDING IN TIMBER COMPRISING

LOOSE BOX 12' 0" x 12' 0" (3.65m x 3.65m)

Power. Light. Window. Stable door. Currently used as a garden store.

PLAYROOM/WORKSHOP 30' 0" x 11' 6" (9.14m x 3.50m)

Power. Light. Double doors to the front and to the side. Electric heating. Window.

CHANGING ROOMS

Tiled floor comprising a changing area. Cloakroom with low-level WC. Wash basin and a shower room, (Fully tiled), Swimming pool, boiler house with filtration and heating units. Window

AGENTS NOTE

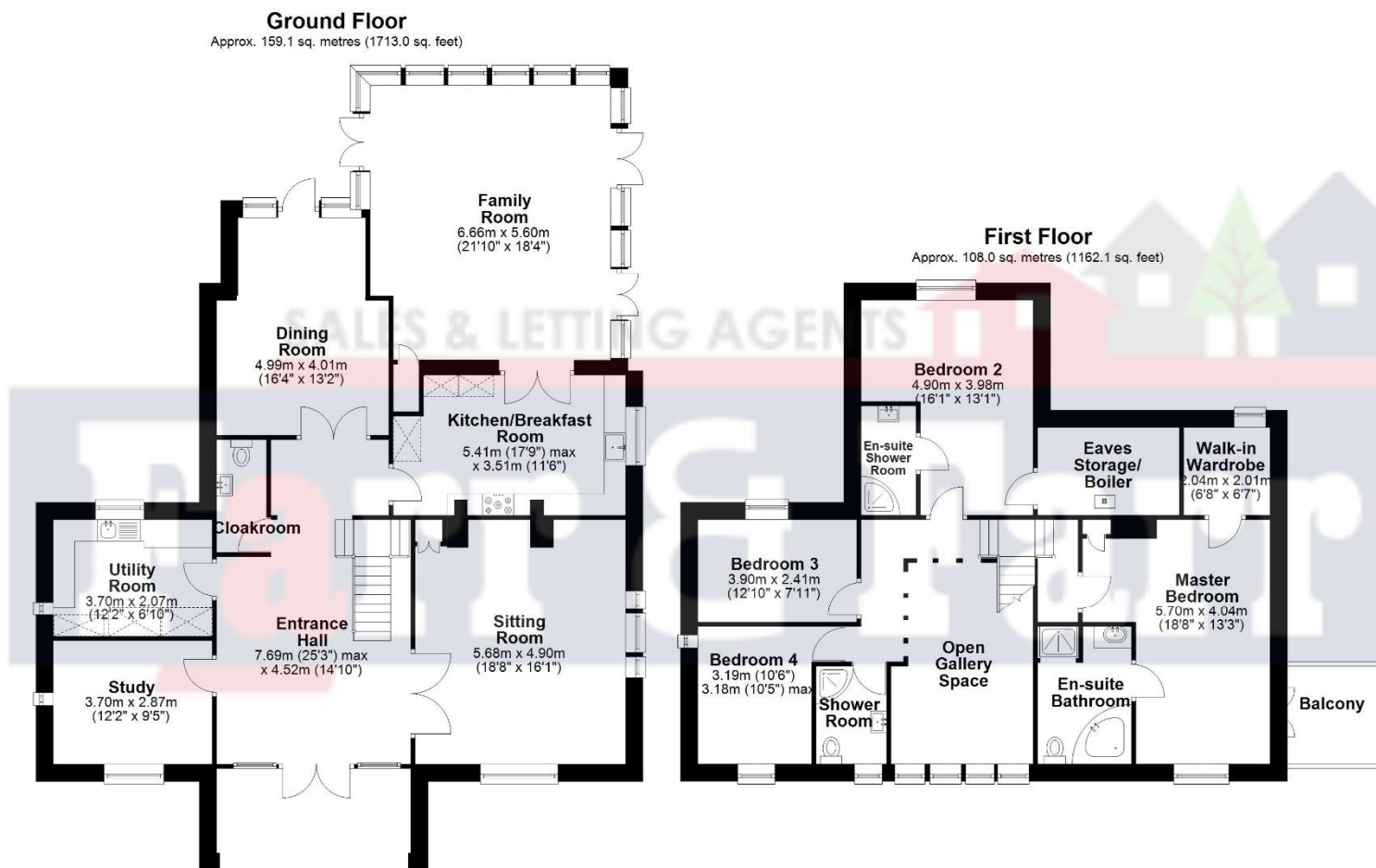
COUNCIL TAX: G | EPC: C-70











Total area: approx. 267.1 sq. metres (2875.0 sq. feet)

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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Longlevens
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