



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

£360,000




Farr & Farr Sales
Lettings 

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

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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.

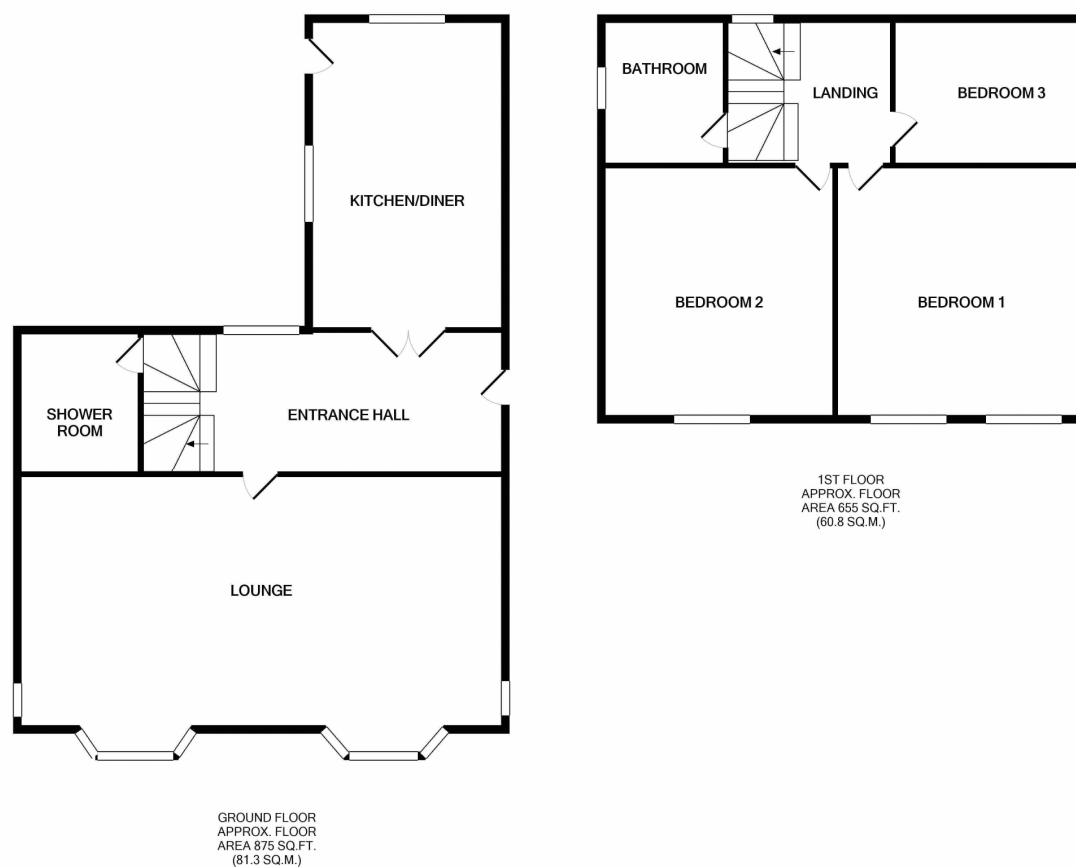
AGENTS NOTE

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		





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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