



WEST BARN

Westmancote | Tewkesbury | Gloucestershire | GL20 7ES

HUGHES **HS** SEALEY

Welcome to... WEST BARN

Welcome to West Barn, a wonderful four double bedroom family home, located in the heart of this highly sought after village. Offering a high degree of privacy, the property enjoys substantial mature gardens that encase the home. Offering a wealth of internal accommodation across the two floors – which encompasses the character features of a property from this era – coupled with an abundance of natural light, this really is a property that comes with a high recommendation to view.

Access is via a five-bar wooden gate that leads you through to the large gravelled driveway which provides ample parking. To the right hand side of the driveway is a detached garage with adjoining workshop to the rear, whilst to the left of the driveway is a wonderfully large terrace, ideal for enjoying a morning coffee. Surrounded by flowerbeds which are awash with colour, this is a lovely place to sit and relax.

Internally the property enjoys a welcoming entrance hall with stairs rising to the first floor and a door leading through to a cloakroom.

To the head of the entrance, an opening leads through to the dining room, which is a lovely space, with the living room located to the left of the room and the kitchen/breakfast room to the right.

The dining room features a tiled floor and a log burning stove, whilst to the rear of the room is a window that overlooks the garden and a stable door giving access to the rear terrace.

Stepping into the living room, the first thing that strikes you is the level of natural light the room enjoys, this coming from the large window to the front elevation and the sliding doors which are located to the rear of the room and give access to the garden. The living room is a lovely space and to the centre of the room and providing a focal point is a log burning stove inset to a stone surround.

A door from the living room leads through to the first of the two ground floor bedrooms. This room, being bedroom three, is a double room, enjoying a wealth of fitted bedroom furniture and is completed by a three-piece, en suite shower room.

The kitchen/breakfast room is modern and enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, there is a breakfast counter, stone tops and a window to the rear allows one to enjoy views of the garden.

A passageway leads through to the separate utility room whilst a further door leads through to an inner hallway, which in turn gives access to the second ground floor bedroom, benefiting from an en suite bathroom.

To the upper floor, a spacious landing leads to the principal bedroom and guest bedroom. Both rooms are a wonderful size, each benefiting from fitted wardrobes/bedroom furniture with the principal bedroom enjoying a four-piece en suite bathroom and the guest bedroom having a three-piece en suite shower room.





Seller Insight...

We immediately fell in love when we saw West Barn. Not only is it a beautifully converted stone barn, but it is in the most stunning setting too – within an area of outstanding natural beauty set in a hamlet and on the edge of the Cotswolds. The area is a haven for cyclists, hikers, dog walkers and horse riders.

The barn is bright and airy as has plenty of natural light from its large windows which beam sunlight into each of the large rooms. Yet the barn has a comforting feel too, with delightful log burners in the lounge and dining room for those cosy evenings during winter, giving added warmth alongside full gas central heating.

One of our favourite features is the dining room's stable door leading outside to the rear garden, a perfect addition!

We love welcoming guests and the downstairs bedroom boasts a bath that's ideal for either an elderly person or is great as a teenager hideaway. Next to this room is large, fitted out utility/boot room – an absolute god send in the winter!

The garden is a real pleasure, with border trees such as handkerchief tree and pine. The tall, annually trimmed leylandii hedge gives all round privacy. In winter months you'll see an abundance of snow drops in the borders. Westmancote is a lovely hamlet which is ideally located at the foot of Bredon Hill. Walking to the top and its iconic famous tower is easy and leisurely. There you see 360 degree panoramic views across to the Malvern Hills and beyond to Welsh mountains. We regularly spot deer, red kites and buzzards.

Longer walks go across to Overbury or Ashton under Hill or even down the other side of the hill to Elmley Castle and the fabulous Queen Elizabeth pub.

The barn enjoys an ideal location with its many aspects of country life yet it is close enough to get out and about and explore this beautiful region. Picturesque Tewkesbury, with its gorgeous Abbey and river, is down the road. Gloucester and Cheltenham are within very easy reach. The very best of town and country!

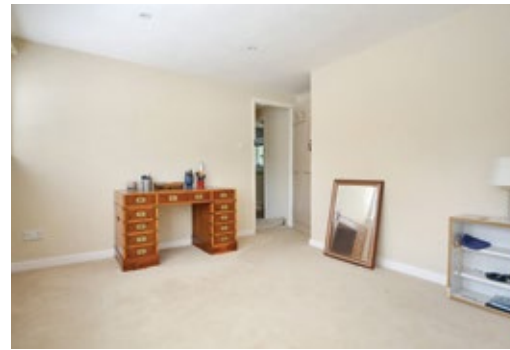
These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Explore outside... WEST BARN

Externally to the front is a large, gravelled driveway, which leads to the detached single garage which benefits from light, power and an electrically operated front door. To the rear of the garage is an attached workshop.

A gate leads through to the rear garden which is a delight. Awash with colour and maturity, the rear garden features a sizeable terrace, summerhouse, wood store, gardens and mature flower beds. The rear garden enjoys a high degree of privacy.

LOCATION

The village of Westmancote sits in between the neighbouring villages of Kemerton and Bredon, and while Kemerton offers a village pub, the village of Bredon, which is the much larger of the villages, offers a doctor's surgery, a primary school with an outstanding OFSTED report, a shop and post office, as well as a public house and restaurant. The village also offers

a range of recreational attractions, including cricket, football, rugby, bowls, and ballet.

KEY FEATURES

- A wonderful four double bedroom barn conversion, located in the heart of the village
- Sat within a mature plot with gardens to front and rear, enjoying a high degree of privacy
- Full of the charm and character one would expect from a property from this period
- Wonderful entrance hall, leading to a spacious dining room, enjoying log burning stove
- Spacious living room with sliding doors to rear garden and log burning stove

- Modern kitchen/breakfast room enjoying wealth of units and integrated appliances
- Two double bedrooms to the ground floor, both with en suite bath/shower rooms
- To the upper level are two further double bedrooms, both with en suite bath/shower rooms
- Driveway parking, detached garage with attached workshop. Stunning mature gardens
- A property that comes with a high recommendation to view

DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7ES. Upon arrival into the village, the property is located on your left and can be identified by our For Sale sign.



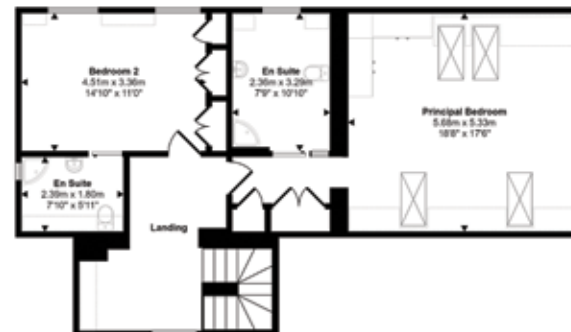


Approx Gross Internal Area
209 sq m / 2256 sq ft

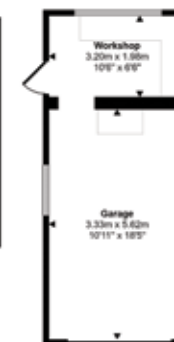


Ground Floor
Approx 140 sq m / 1509 sq ft

Devices head height below 1.5m



First Floor
Approx 84 sq m / 904 sq ft

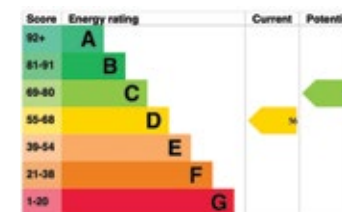


Garage and Workshops
Approx 26 sq m / 278 sq ft



Summer House
Approx 9 sq m / 94 sq ft

This Reception is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snaggy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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