



Cherry Tree Barn
Viney Hill | Lydney | Gloucestershire | GL15 4LT

FINE & COUNTRY



Step inside

Cherry Tree Barn

This charming, four-bedroom barn conversion sits in glorious, well-planned gardens, with outstanding rural views. It enjoys the added benefit of horse paddocks and stabling, making it ideal for a family wanting to keep horses.

Situated in peaceful Viney Hill, Cherry Tree Barn offers an idyllic country lifestyle, yet with convenient access to the A48. The popular and historic town of Lydney is just three miles away and it's an easy commute to Bristol, Newport, Cardiff, Cheltenham and Gloucester. It's a perfect base for families who enjoy the outdoors, surrounded by wonderful walks, rides and cycle trails. It is nestled between the River Severn and River Wye and on the edge of the Forest of Dean, a designated National Forest Park which is both beautiful and atmospheric. There's a primary school less than a mile away in the thriving village of Blakeney, whilst Lydney has a secondary school, a variety of shops, town-centre supermarkets, a range of leisure and recreation facilities and a railway station on the Gloucester-Cardiff line.

Cherry Tree Barn was converted in 1991 and at the core of the L-shaped building is an ancient agricultural barn thought to date from about the same time as the nearby Eighteenth Century farmhouse. The well-presented property includes an extension on the site of some former cowsheds, constructed to blend sympathetically with the original barn. When the vendors bought the barn in June 2010, they added to the extension to provide a fourth, ground floor bedroom and adjacent bathroom. The result is a spacious, versatile and comfortable family home, full of historic charm, with light-filled, open plan living space, a cosy living room, three enchanting first floor bedrooms and an accessible ground floor bedroom and adjacent bathroom which could be turned into as a separate annexe, in conjunction with the adjoining study and possibly the utility room.

The barn is approached across a neat, block paved courtyard, which would once have been the farmyard. There is ample parking and an integrated single garage to one side, with a single carport alongside. The attractive stone-built property has hardwood double glazed windows and the woodwork is painted in a contemporary blue-grey shade.

The property sits in grounds of 2.97 acres, of which approximately three quarters of an acre has been turned into a spectacular garden, planted for year round interest, with a productive vegetable patch, soft fruit area, orchards and a wildlife pond. "The garden was our joint passion. In May, June and July it is a vision of loveliness with perennials, peonies, nepeta, scabious, geums, geraniums, hollyhocks and more. There are roses too, including over the front and over the arches, whilst the views are truly stunning. When you walk to the end of the house and look across from the back, the views are across the valley to Blakeney Hill. Sitting in the garden, you can see to the Cotswolds and Gloucester and from the paddocks, in winter, you can see the River Severn and both Severn bridges."

STEP INSIDE:-

A small inner hallway, with a downstairs cloakroom off, leads directly through to the heart of this family home, an open-plan living space comprising a kitchen/breakfast area, dining area and lounge.

The kitchen has a range of fitted, oak units and includes a two-oven Everhot, a built in eye level fan oven (1.5 ovens) and a separate electric hob. There is a range of built-in appliances, space for an upright fridge freezer and plenty of room for a breakfast table.



The kitchen opens to a more formal dining space, which flows through to a lounge, which is in part of the former barn and features an original, exposed beam. There is a large window overlooking the rear gardens and a glazed door opens to a patio which runs along the back of the house. "Visitors are drawn to that end of the room as if it is a magnet, because of the lovely views."

A door from the lounge area leads to a living room at the very heart of the old barn. It's my favourite room. "It's nice and cosy and it has windows in both directions, overlooking the front and the back gardens. In winter it's lovely to snuggle up in there with the wood burner on. In summer it's cool because of the thick stone walls."

A focal feature of the characterful, beamed living room is a fireplace with a slate hearth and an oak mantel over. The fireplace houses a Hunter wood burning stove.

Back in the kitchen area, there is a door which leads through to a useful utility room. In this wing of the house, there is also a study and a ground floor bedroom with an adjacent shower room. A loft over this part of the barn provides excellent storage. "I love the flexibility of this house. For us, the fourth bedroom acted as a guest suite, because it is separate from the rest of the house. The study is also a good work space, away from the hustle and bustle of family life. But, because there is access to the outside from the utility room, this whole part of the barn also has great potential as an annexe."

Upstairs, there are three generous double bedrooms, set in the eaves. The charming principal bedroom has Velux windows, exposed roof trusses, a walk-in wardrobe and a modern ensuite shower room. The two further bedrooms are in the original barn and feature lovely old beams, exposed roof trusses and attractive, built-in pine wardrobes. Situated in between these bedrooms is a well-presented family bathroom with a bath and a separate corner shower.







Step outside

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The barn is approached through a wooden five bar gate which leads to a block paved courtyard with ample parking and turning space in front of an integrated single garage. A car port alongside also gives access to the rear gardens. Neat flower beds border the pathway to the front door. Facing the courtyard, on the roof of the barn extension, are solar panels.

The carefully landscaped and lovingly tended gardens are a true delight, with planting planned for year round colour. At the back of the barn, the gardens include paved patio areas, designed to take full advantage of the sunshine and the stunning views. "The sun moves around the house so the patio along the back is best for breakfast, there's another patio area which is ideal for lunch and afternoon tea and in the late afternoon the best place is the bench under the cherry tree." The large patio, bordered by low hedging, also provides wonderful space for outdoor entertaining and barbeques. The gardens are a haven for wild birds and there is a pond which attracts wildlife. Garden outbuildings comprise two greenhouses and a useful tool shed.

Soon after moving to the property, the vendors established an orchard with apple and pear trees and a damson tree, underplanted with daffodils. They also created a soft fruit growing area and a vegetable patch, where they grew a lot of their own produce. About ten years ago they planted an area of paddock with native trees to make a copse, which they have already started thinning to provide wood for the wood burner.

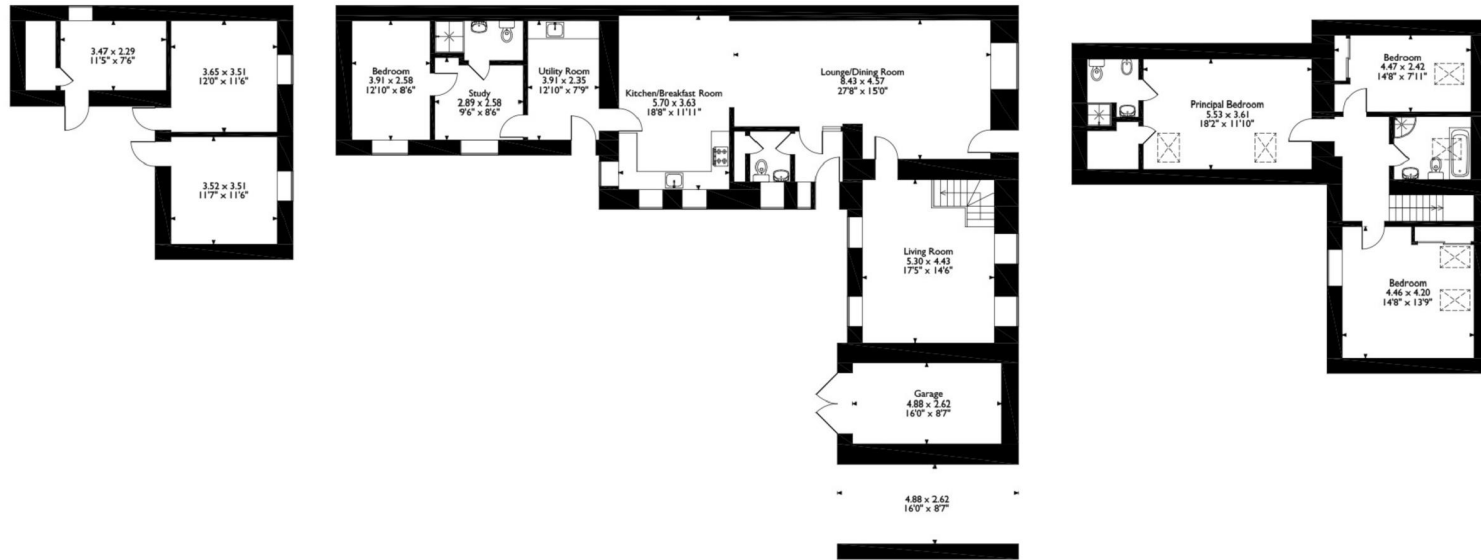
The barn sits in 2.97 acres of grounds, which include horse paddocks enclosed by post and rail fencing and screened from the barn by a beech hedge along one side and a rose hedge the other. There is also a stable block with two stables and a feed/tack room, making this an ideal equestrian property.

DIRECTIONS

What3words: [:///foreheads.presenter.quail](#)



Approximate Gross Internal Area
 Main House = 198 Sq M/2131 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Outbuilding = 37 Sq M/398 Sq Ft
 Total = 248 Sq M/2669 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL15 4LT | Tenure: Freehold | Tax Band: F | Authority: Gloucestershire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-100)	B		
(65-84)	C		
(50-64)	D		
(35-49)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	70
		EU Directive 2002/91/EC	



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