



BREAM

Guide price **£550,000**



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To book a viewing call 01594 715888

JOCKS BARN

Coleford Road, Bream, Near Lydney, Gloucestershire GL15 6EU



Detached 3/4 bedroomed barn conversion
Standing in grounds of approximately 1 acre
No onward Chain

This delightful 3/4 bedroom detached barn conversion complete with countryside views standing in approximately 1 acre of land was completed at the end of 2019 and is finished to an extremely high standard. Ideal for those wishing to enjoy a rural lifestyle and yet remain within reach of local facilities.

Located on the very edge of the popular village of Bream on the southern edge of the Forest Of Dean which characterised by more than 42 square miles of mixed woodland and is one of the oldest surviving ancient woodlands in England, a fantastic location for the outdoor enthusiast. Bream has a range of facilities to include school, post office, convenience store, doctors' surgery, pharmacy, pub and coffee shop.

The town of Lydney is approximately 3 miles distant, offering a further range of facilities to include schools, restaurants, pubs, railway station and leisure centre. The M48 motorway is approximately 12 miles distant giving onward access to Bristol, London, Newport or Cardiff.



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KEY FEATURES

- Detached 3/4 bedroomed barn conversion
- Finished to an extremely high standard
- 3 en-suite bathrooms & GF shower room
- Countryside views
- Standing in grounds of approximately 1 acre
- Ample parking
- No onward Chain



STEP INSIDE



Enter via composite door into:-

HALLWAY

Stairs to first floor. Under stairs storage. Storage cupboard. Spotlights. Smoke alarm. Open plan access leading to:-

KITCHEN / DINER / FAMILY ROOM

7.35m x 4.81m (24'1" x 15'9")

Comprising:-

FAMILY ROOM

Karndean flooring with underfloor heating. Power points. Telephone point. Aerial point. Smoke alarm. Spotlights. UPVC double glazed four panel bi-fold doors allowing natural light into the room whilst providing excellent views over the surrounding countryside. UPVC double glazed sash windows to front and rear aspect.

KITCHEN / DINER

Fitted with a range of high gloss two-tone eye and base level units with quartz worktop over. Stainless steel five-ring gas hob with stainless steel and glass effect extractor hood over. Built-in wine cooler. Belfast sink with mixer tap over. Integrated dishwasher. Integrated fridge freezer and integrated double electric oven.

LIVING ROOM / BEDROOM FOUR

4.80m x 4.73m (15'9" x 15'6")

This room has been designed to have the option to be used as a lower level bedroom with an adjacent shower room. Karndean flooring with underfloor heating. Spotlights. Wall mounted power points and aerial point. TV point. Thermostat. UPVC double glazed sash windows to front and side aspect.

UTILITY ROOM

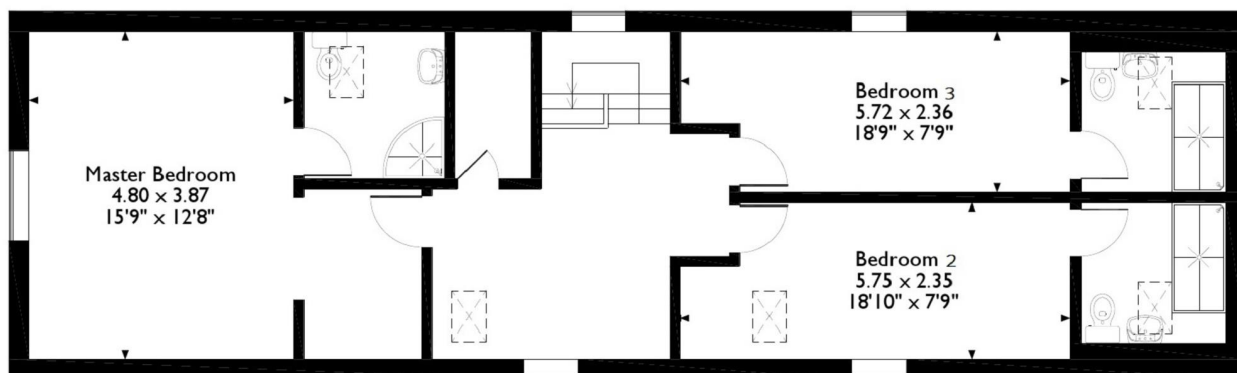
3.12m x 2.29m (10'3" x 7'6")

Having a range of high gloss grey eye and base level units with laminate worktop over, stainless steel sink and drainer with mixer tap over, oil fired boiler, integrated washing machine, integrated tumble dryer, spotlights, power points, extractor fan, consumer unit, Karndean flooring with underfloor heating, glazed door to rear aspect.

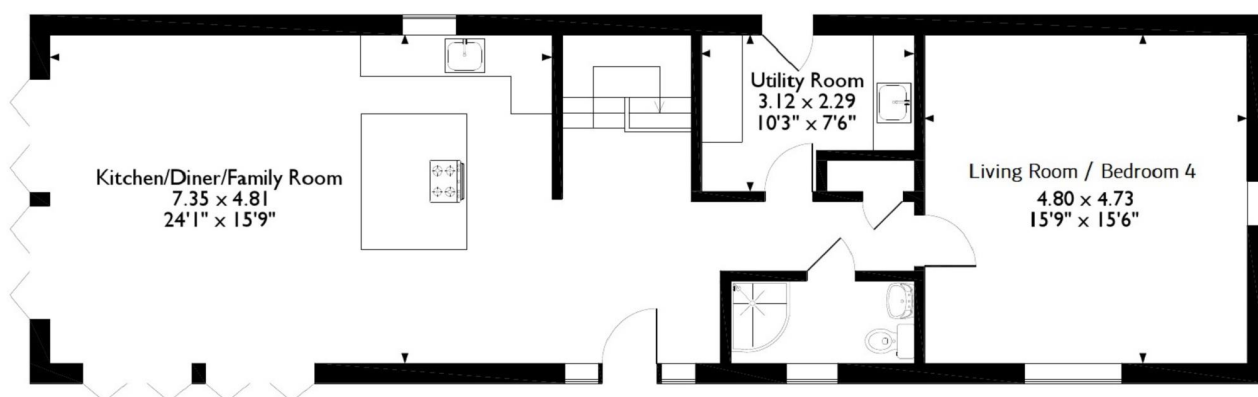
GROUND FLOOR SHOWER ROOM

Tiled throughout with corner rainfall shower unit with glazed sliding door, white wc, vanity unit wash hand basin with mixer tap over. Illuminated mirror. Heated towel rail. Spotlights. Extractor fan. Karndean flooring with underfloor heating. UPVC double glazed opaque window to front aspect.

Jocks Barn, Coleford Road, Bream, Lydney, Gloucestershire



First Floor



Ground 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.

Stairs to FIRST FLOOR and LANDING

Solid oak staircase with glass balustrade leading to large landing suitable for office use or reading nook enjoying the countryside views. Roof light. Radiator. Power points. Spotlights. Smoke alarm. Thermostat. Airing cupboard housing water tank with slatted shelves and light fitting. UPVC double glazed sash window.

MASTER BEDROOM

4.80m x 3.87m (15'9" x 12'8")

(On entering the master bedroom to the left there is a space ideal for a dressing area with power points and light fitting). Spotlights. Radiator. Aerial points. Power points. UPVC double glazed sash windows to side aspect. Solid Oak door leading to:-

EN-SUITE SHOWER ROOM

Tiled throughout and comprising low level wc, vanity unit wash hand basin, large corner shower enclosure with mains fed rainfall shower and additional shower attachment, glazed sliding door. Illuminated mirror. Skylight. Spotlights. Extractor fan. Chrome heated towel rail,

BEDROOM TWO

5.75m x 2.35m (18'10" x 7'9")

Rooflight. Radiator. Spotlights. Power points. Aerial point. UPVC double glazed sash windows to front aspect. Solid Oak door to:-

EN-SUITE SHOWER ROOM

Tiled throughout and comprising low level wc, vanity unit wash hand basin with mixer tap, double shower enclosure with mains fed rainfall shower and additional shower attachment, glazed sliding door. Skylight. Extractor fan. Chrome heated towel rail.

BEDROOM THREE

5.72m x 2.36m (18'9" x 7'9")

Radiator. Spotlights. Power points. Aerial point. UPVC double glazed sash windows to rear aspect. Solid Oak door leading to:-

EN-SUITE SHOWER ROOM

Tiled throughout and comprising low level wc, vanity unit wash hand basin, white hand basin with mixer tap, large shower enclosure with mains fed rainfall shower and additional shower attachment. Skylight. Extractor fan. Chrome heated towel rail.

STEP OUTSIDE



Accessed through double wooden gates leading to a gravelled driveway offering parking for several vehicles.

The property stands in grounds of approximately 1 acre and comprises level gardens and patio area ideal for al-fresco dining enjoying the views over surrounding countryside. There is also a stream.

AGENT'S NOTE

The vendors will provide carpets for the first floor bedrooms (these can be chosen from a selection by the purchasers).

INFORMATION

Postcode: GL15 6EU

Tenure: Freehold

Tax Band: C

Heating: Oil

Drainage: Private

EPC: B





DIRECTIONS

From Lydney take the Bream Road (B4231) and continue for approximately 3 miles heading towards Bream Avenue/Coleford Rd where the property can be found on the left hand side on the edge of the Village of Bream.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(81-91) A</p> <p>(61-80) B</p> <p>(41-60) C</p> <p>(21-40) D</p> <p>(11-20) E</p> <p>(1-10) F</p> <p>Not energy efficient - higher running costs</p>	101	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(21-100) A</p> <p>(81-91) B</p> <p>(61-80) C</p> <p>(41-60) D</p> <p>(21-40) E</p> <p>(11-20) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	95
	81		77
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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