



Beanhill Barn  
Alvington | Lydney | Gloucestershire | GL15 6AE

# STEP INSIDE

## Beanhill Barn

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Beanhill Barn is located in the village of Alvington, on the western edge of the Forest of Dean, and just a short distance from the neighbouring village of Woolaston. Both villages offer a strong sense of community and are served by local pubs. Alvington and Woolaston each have their own primary schools, while excellent private schooling options are available in the wider region, including Dean Close in Chepstow and The King's School in Gloucester, as well as Haberdashers' School in Monmouth. For grammar school education, Gloucester's four selective schools – Sir Thomas Rich's, Denmark Road, Ribston Hall, and The Crypt School, can be reached via a bus services running through the Forest of Dean.

The A48 is less than a mile away, making it easy to reach either side of the Welsh border. The area is a haven for outdoor pursuits, with easy access to miles of walking and biking trails through the Forest of Dean, as well as family favourites like Taurus Crafts, the open-air pool in Lydney, Puzzlewood, Clearwell Caves, and the Dean Heritage Centre. Beanhill Barn enjoys a peaceful rural setting yet remains highly connected, just 22 miles from Gloucester, 30 miles from Cheltenham, and 25 miles from Bristol, offering the perfect balance between countryside calm and urban convenience.

### Step Inside

Beanhill Barn is a beautiful stone barn conversion, originally converted in 1996, offering a blend of rustic charm and modern convenience. Expect flagstone, Welsh slate, and oak floors, floor-to-ceiling glazing, bespoke oak doors, and an atmosphere that somehow marries both cosy and spacious.

Step into the entrance hall, ideal for kicking off muddy wellingtons and parking the dog after a countryside walk. To the left is a handy cloakroom, while ahead, a bespoke set of oak doors open into the main living areas.

At the heart of the home lies the kitchen, where a classic oil-fired Aga takes centre stage, set on reclaimed Welsh slate flooring. Cream gloss units are paired with granite work surfaces, a Belfast sink, integrated appliances including a dishwasher, twin under-counter fridges, and a wine cooler. Reclaimed Victorian radiators run throughout the property, adding character and warmth.

The kitchen flows into the formal dining room, where reclaimed wall panelling adds texture and French doors bring in plenty of light.

A central snug, currently used as a gym, leads down into a fabulous reception room. With its bright, airy feel, it would make a perfect craft or hobby space. Steps lead up to a mezzanine level, ideal as a home office.

The main lounge exudes a darker, cosier atmosphere, complete with a stone open fireplace, perfect for winter evenings. From here, glazed bi-fold doors open into a stunning oak-framed garden room with a hand-painted arched window and glazing all around. A Jøtul Scandinavian-style stove ensures this is a space to enjoy year-round.

Upstairs, the layout mirrors the ground floor, with exposed beams and rustic features throughout all four bedrooms. Each room enjoys views of the surrounding gardens or neighbouring fields. The principal bedroom is especially impressive, with wall-to-wall fitted wardrobes, one of which conceals a luxurious en-suite. This private sanctuary features a slipper bath, separate shower, and Moroccan-style tiling, offering a true retreat from the rest of the home.

The family bathroom doesn't miss out on character either, with a ball and claw bathtub, separate shower, wash hand basin, and WC, all continuing the home's blend of charm and style.

### The Independent Living Wing

The independent living wing adjoins the main house but enjoys its own private entrance, opening into a cleverly designed kitchen area that mirrors the main kitchen and includes integrated appliances. Built-in cupboards provide space for a utility stack, along with handy storage for coats and shoes. A connecting door leads directly into the main house kitchen, making this an ideal utility or boot room for those not requiring an independent living wing. At the far end, a door opens into a ground floor bedroom thoughtfully designed with accessibility in mind. This room includes integrated mobility support systems such as ceiling hoists, which can be removed if not needed. An adjoining wet room features a hydro bath, WC, and wash hand basin.

### The Udder Place

Wow, wow, wow! The current owners spared no expense when converting this charming stone shed into a stunning holiday cottage in 2021. Currently rated 5\* on Airbnb.

Step into The Udder Place and be welcomed by a beautifully designed open-plan living space, ideal for socialising and relaxing. A quirky downstairs loo, affectionately known as the 'cow room', adds a playful touch.

The heart of the home is the impressive open-plan kitchen, dining and living area, complete with a central island, perfect for sociable cooking. Bifold doors open out onto a spacious patio, ideal for alfresco dining. The kitchen comes fully equipped with everything you need including a dishwasher, fridge, freezer and a wine fridge. There's a generous utility room.

The living space features a cosy wood-burning stove, ideal for unwinding in the evenings.

Tucked away just off the living area is a ground floor bedroom with its own ensuite shower room. The bedroom itself boasts a statement bathtub and bifold doors that lead directly to the opposite end of the patio.

Upstairs, the landing offers a peaceful snug, just the spot for curling up with a good book. To the right, you'll find a spacious king-size bedroom with an ensuite featuring a large walk-in shower. A standout feature here is the Juliet balcony, offering far-reaching countryside views. To the left, the twin bedroom also includes an ensuite shower room and its own Juliet balcony, blending indoor comfort with the beauty of the outdoors.









# SELLER INSIGHT

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*It was the chance to take on something connected to the family that made this place so special,” say the owners of Beanhill Barn, a striking conversion set in the rolling countryside near Ross-on-Wye. “The land belonged to my husband’s grandparents, so to be able to convert the old threshing barn ourselves to our own specification was wonderful.”*

*Converted in 1996, the barn is filled with character and warmth. “It’s not an open-plan conversion – it has proper rooms, which makes it feel like a house, but they’re large and light floods in thanks to the original threshing barn doors, now glazed.” Over the years, the property has been enhanced with some thoughtful additions. “In 2013 we built the oak-framed garden room, one of my favourite places. With its huge windows looking out over the fields, you can enjoy sunsets all year round, whatever the weather. We also added an accessible annexe with a bedroom and wet room, which offers great potential for multigenerational living.”*

*Outside, the setting is as charming as the house itself. “You come in through a welcoming courtyard with a turning circle and fishpond. There are lawns, mature borders, a dining patio, a greenhouse and raised beds – it’s perfect for entertaining lots of people, but also full of birdsong and wildlife. We have our own course fishing lake and a small wood filled with bluebells in spring – it’s truly idyllic.”*

*There’s also a holiday cottage included in the sale. “It’s set apart with its own patio, hot tub, garden and parking. Guests love the views and being so close to the Forest of Dean and the rivers Wye and Severn.” The current owners have also been running a campsite and add, “With plenty of land, a large agricultural barn and stables, it could just as easily make an excellent equestrian property.”*

*The area is rural yet well connected. “We’re only half an hour from Bristol, with the M4 and M5 within easy reach. Lydney has shops, schools, takeaways and even a lido. There are three pubs within walking distance and a strong farming community – it’s safe, friendly and full of spirit.”*

*“We’ll miss the peace, the darkness at night, the stars and the views – you feel like you’re in the middle of nowhere, yet everything you need is close by. We’ve had such happy years bringing up our children here, and it will always hold a special place in our hearts.”\**

\* 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.

































# STEP OUTSIDE

## Beanhill Barn

Beanhill Barn and The Udder Place are beautifully arranged around a central courtyard, with an attractive fishpond at its heart, doubling as a generous turning circle with ample parking for multiple vehicles. Each home enjoys its own spacious garden, complete with a patio perfect for al fresco dining, fruiting trees including productive cherry, walnut, and a mature magnolia, and plenty of space to grow your own produce if desired.

Beyond the gardens lies a horseshoe-shaped stable yard. One side retains four stables and a tack room, while the other has been adapted into a shower block to support the owners' campsite business, now wound down as they prepare for retirement. This could easily revert to stables, offering further flexibility for equestrian use.

Three gently sloping paddocks and a stretch of woodland lead down to a well-stocked fishing lake, ideal for carp and coarse fishing.

Across the quiet lane sits a further parcel of land, home to a large agricultural barn with power and water, offering even more potential.

Beanhill Barn offers an ideal blend of lifestyle and opportunity, with ample scope for a rural enterprise. Whether you're dreaming of running a glamping site, offering equine holidays, fishing holidays, launching a craft studio, or setting up alpaca trekking or dog agility experiences, the space and setting allow for a wide range of possibilities and more! All subject to the necessary consents.

### AGENTS NOTES:

The neighbouring property benefits from a right of access for unloading at the edge of Beanhill Barn's courtyard, but otherwise has its own separate driveway and ample parking next door.

Beanhill Barn is rated for business at a rate of £6400

The Udder Place conditions of planning: The building shall only be used for holiday purposes and shall not be used as any individual's main or sole dwelling at any time. A register of all occupiers, detailing dates, names and usual addresses shall be maintained by the owner and shall be kept up-to-date and available for inspection at all reasonable hours by officers of the Council. The holiday let hereby permitted shall be permanently retained in the ownership and management

### DIRECTIONS W3W

Electric.copycat.dentistry

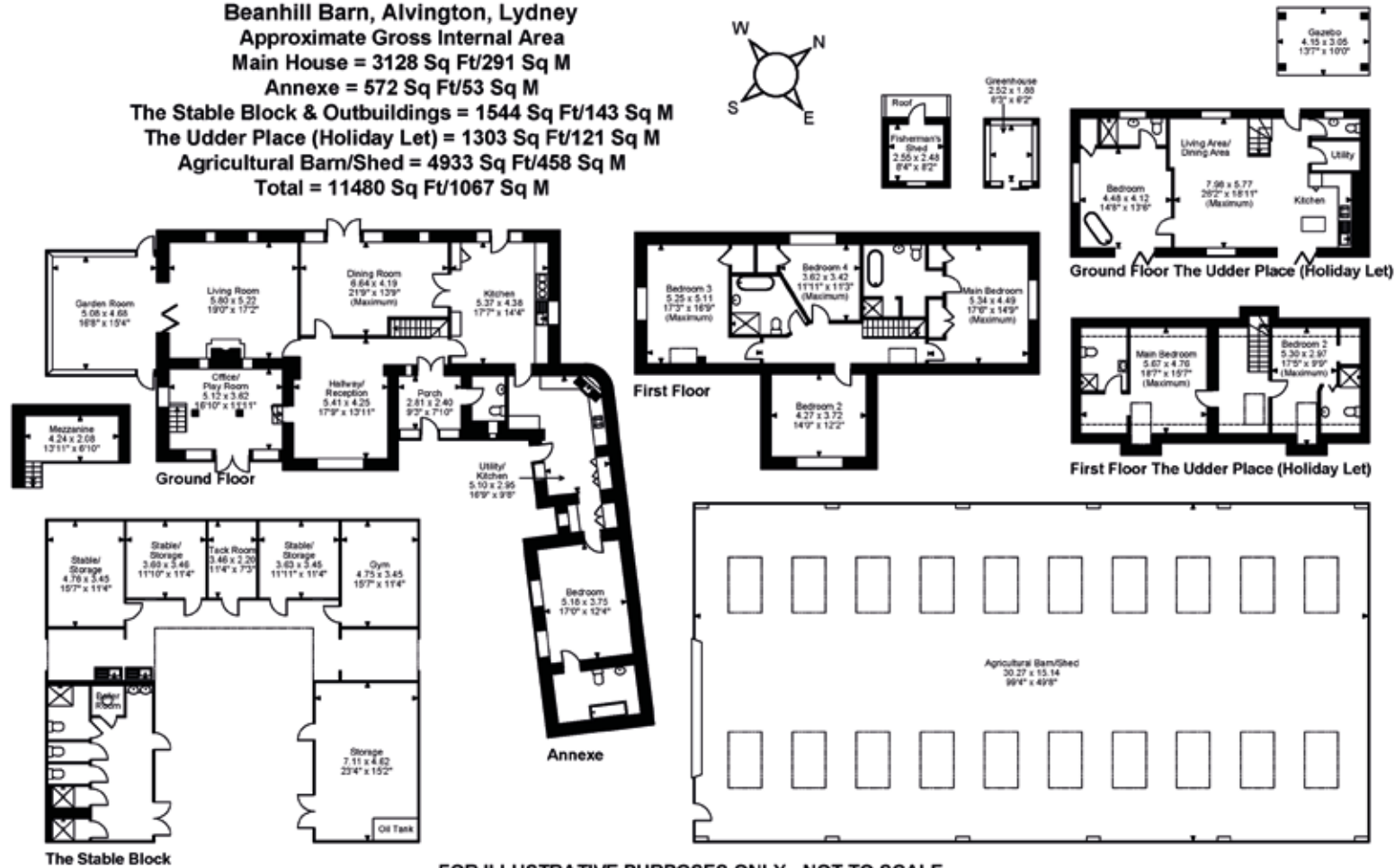






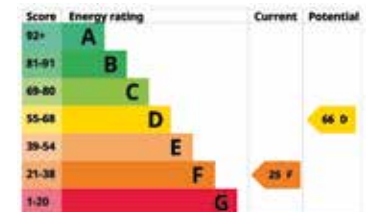


**Beanhill Barn, Alvington, Lydney**  
**Approximate Gross Internal Area**  
**Main House = 3128 Sq Ft/291 Sq M**  
**Annexe = 572 Sq Ft/53 Sq M**  
**The Stable Block & Outbuildings = 1544 Sq Ft/143 Sq M**  
**The Udder Place (Holiday Let) = 1303 Sq Ft/121 Sq M**  
**Agricultural Barn/Shed = 4933 Sq Ft/458 Sq M**  
**Total = 11480 Sq Ft/1067 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□ Denotes restricted head height  
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Council Tax Band: H  
Tenure: Freehold





Fine & Country Ross-on-Wye  
52a Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY  
01989 764141 | [ross@fineandcountry.com](mailto:ross@fineandcountry.com)

