Applegarth, Upleadon, GL18 1ED

£900,000

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• Stunning barn conversion • Contemporary finishes alongside character features • Versatile and spacious living accommodation • Far reaching country views • Ample parking and garage • EPC C71 • Council tax E - £2,913.47 (2026/27) - Freehold

£900,000

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Applegarth

Located in a stunning rural setting with far reaching views Applegarth is a beautifully presented barn conversion.

Ground Floor

From the driveway is a door leading into the utility/boot room which has tiled flooring, work surface space, ceramic sink unit and handy storage. There is also plumbing for washing machine and space for further appliance. From here, door leads into the hall which has exposed beams oak stair case leading up to the first floor with an opening to the living area and doors leading off to the snug and shower room. The shower room is fully tiled with a white suite comprising walk in shower, WC and a hand basin. Further down the hallway, to the left there is a snug. The snug has exposed beams, tiled flooring, stone hand wash basin, a door leading to outside space and a wall mounted feature fire. At the end of the hall you will enter the open plan kitchen/family room which has a mixture of flagstone, and tiled flooring. The stylish, modern kitchen has a high gloss finish with a single drainer sink, integrated appliances, such as fridge/freezer, dishwasher, oven, microwave and hob. The sitting room enjoys exposed brickwork and double doors out to the garden which allows in an abundance of natural light. There are double doors to dining room which can also be accessed via the kitchen area.

First Floor

At the top of the stairs on the left is a living room with feature fireplace, exposed timbers, wooden flooring, window to the side aspect and a door to external stairs. The main living area is to the right of the

stairs and is a bright and airy space with vaulted ceilings, stunning exposed A frame and ceiling timbers, base level windows and roof lights allow the light to pour in. There are doors off to bedrooms and the bathroom. There are also stairs to the Master bedroom. Also accessed from here is the study/further sitting room boasting brick fireplace with inset wood burning stove. There is a glazed door that leads out to the balcony which has far reaching views over the surrounding countryside and towards May Hill. There are two bedrooms on his floor both with attractive beams and timbers. The bathroom has a suite comprising stand alone rolled edge bath, shower cubicle, wash basin and WC. There are tiled walls, exposed timbers and roof light window.

Second Floor

Stairs with glass balustrade lead up to the main bedroom which has an abundance of character with exposed timber frame. There are three roof lights and a window to side aspect allowing in lots of light and a range of built in wardrobes and storage. The ensuite bathroom oozes luxury with deep bath tub, modern wash basin, WC and walk in shower with modern fittings with numerous settings and jets etc.

Outside

The property is approached from the lane via a five bar gate and onto a sweeping gravelled driveway with ample parking which in turn leads to the detached garage. The gardens are a delight and have an expanse of lawn, mature willow tree, landscaped patio area ideal for alfresco dining, established beds and borders and fabulous views wherever you look.

Location

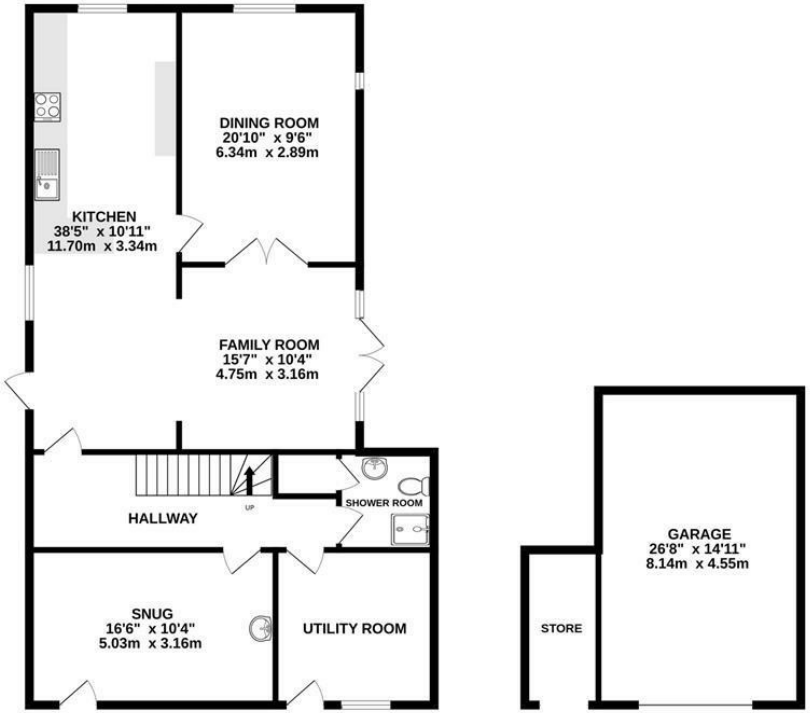
Upleadon is a village and civil parish situated on the outskirts of Newent approximately 10.5 km north-west of Gloucester. Soon after the Norman conquest Upleadon became part of the estates of Gloucester Abbey and was recorded as such in the Domesday Book. The village today extends southwards alongside the River Leadon.

Material Information

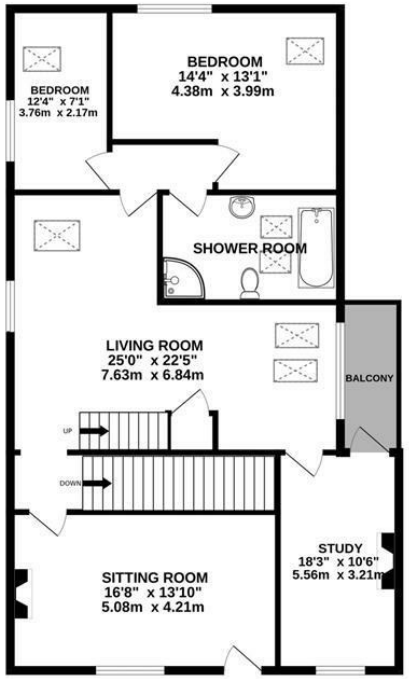
Tenure: Freehold
Council tax band: E
Local authority and rates: Forest of Dean district council £2,913.47 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Private septic tank
Heating: Oil
Electric underfloor heating in the kitchen, dining room, hall and en suite bathroom

Broadband speed: Basic 1 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodafone, O2, Three

GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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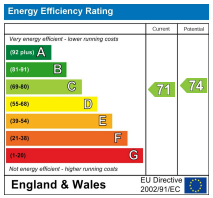

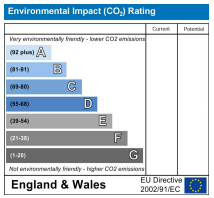

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