



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



ELDERBERRY COTTAGE , MORETON VALENCE, GL2 7LZ

The Property

Located in the rural village of Moreton Valence, within easy reach of Whitminster and Hardwicke, this detached barn conversion offers charm, character, and a strong lifestyle appeal. Rebuilt in the early 2000s, the property blends traditional features with open-plan living, while also presenting a clear opportunity for holiday let or Airbnb use.

A dwarf wall with inset garden gate sets the tone to the front, with mature planting and a well-kept garden framing the entrance. Side gates lead to a private driveway, detached double garage, and established grounds, offering both privacy and flexibility for guests or owners alike.

Step inside beneath the storm porch and you arrive straight into the heart of the home. A light-filled open-plan kitchen, dining, and sitting space with vaulted ceiling and exposed timbers creates a warm and welcoming setting. This central living area works well for both everyday living and hosting short-stay guests, with a natural flow throughout.

The kitchen is fitted with pine units, tiled worktops, built-in oven, hob, and extractor, along with space for free-standing appliances. Tiled flooring defines the kitchen area, while windows to the front and side bring in plenty of light. From here, a door leads through to the guest bedroom suite, offering a layout well suited to independent guest use.

The sitting area centres around a brick fireplace with exposed chimney breast and raised hearth, complete with a wood-burning stove. French doors open onto a sun terrace and gardens beyond, creating an easy indoor to outdoor connection which works well for entertaining or guest stays. Further doors lead to the front and into the master suite.

The master bedroom offers a peaceful retreat, with vaulted ceiling, fitted wardrobe, and bespoke French doors opening directly onto the garden with views across open fields. The en-suite includes a bath with shower over, wash basin, WC, and window to the front.

The guest suite, accessed from the kitchen, includes its own fitted wardrobe and en-suite bathroom with bath and overhead shower, pedestal basin, and WC. This separation from the main bedroom makes the property well suited to dual occupancy, visiting family, or short-term letting.

Set within attractive, landscaped grounds, the property connects well with its rural surroundings while remaining accessible to nearby villages and road links. The layout, setting, and character features make this a strong option for those looking to run a holiday let, create a part-time income, or accommodate multi-generational living. Some internal updating would enhance the space further and allow a new owner to tailor the finish to their own style or target market.

AGENTS NOTE

Please note the property is vacant in a number of rooms. Some images have been enhanced to show how the space could look when furnished, including potential layout for guest accommodation or holiday let use

Stamp duty at £395,000 First Time buyer £4,750 Moving Home £9,750 Additional Property £29,500





Outside

Outside

the property and enjoying open views across surrounding fields. The space combines well-kept lawns with mature planting, including established trees and flowering shrubs, offering both colour and privacy throughout the seasons. The neighbouring homes are well spaced, giving a sense of seclusion without feeling remote.

A timber summerhouse adds character, with decorative stained glass and unique detailing. This space lends itself well to use as a quiet retreat, reading room, or a feature for guests staying at the property.

The sun terrace sits perfectly for outdoor dining and relaxing, with direct access from the main living space. This layout works well for hosting, whether for personal use or short stays, with a natural flow between inside and out. The generous lawn provides space for seating areas, outdoor dining zones, or further landscaping to suit a holiday let setup.

The garden as a whole offers strong appeal for Airbnb use, giving guests a clear sense of space, privacy, and connection to the countryside. There is room to create defined seating areas, fire pit zones, or hot tub placement, subject to any permissions, to enhance the overall guest experience.

To the side, a gated driveway leads to a substantial detached double garage with twin wooden doors. With power, lighting, and good storage, this space offers flexibility for secure parking, a workshop, or potential conversion into a studio, gym, or additional guest space, subject to the relevant consents.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band A and EPC rating D





Countryside

Location

Moreton Valence is a charming rural village in Gloucestershire, set back from the A38 that offers a peaceful countryside setting while still being conveniently close to key amenities in Whitminster. Nearby, you'll find everyday essentials such as local farm shops, cafés, and village pubs in the nearby villages surrounding while larger supermarkets and shopping centres are easily accessible in nearby Hardwick/Quedgeley and Gloucester Quays. The area is well-connected by road, with easy access to the M5, making commuting straightforward. Families benefit from a choice of good local schools, and there are plenty of outdoor spaces, walking trails, and parks to enjoy, making Moreton Valence a wonderful blend of rural tranquility and practical convenience.



Directions

From Junction 13 of the M5, take the exit onto the A419 towards Stroud, continue straight for approximately half a mile, and at the roundabout, take the third exit onto the A38 towards Gloucester. Follow the A38 for about three miles, then turn left onto Standish Lane. Continue along Standish Lane and you will find Elderberry Cottage located on the left as denoted by our for sale board. [///firepower.dined.sour](http://firepower.dined.sour)



Approximate Gross Internal Area 870 sq ft - 81 sq m

Ground Floor Area 571 sq ft – 53 sq m

Outbuilding Area 32 sq ft – 3 sq m

Garage Area 267 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(54-68) D		58	
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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