



Singleton Barn Mussel End, Sandhurst – GL2 9NT

In Excess of £750,000

Farr & Farr

Sales
Lettings

Singleton Barn Mussel End

Sandhurst, Gloucester, GL2 9NT

Council Tax band: H Tenure: Freehold EPC Rating: C

A LOVELY DETACHED BARN CONVERSION IN A QUIET SEMI RURAL POSITION 3 MILES FROM THE CENTRE OF GLOUCESTER

Mussel End is a small rural hamlet surrounded by gently rolling countryside that adjoins the village of Sandhurst and benefits from the communities vibrant facilities. The city of Gloucester is 3 miles to the South, Cheltenham is 8 miles to the East and access to the M5 motorway is within a very easy reach.

Singleton Barn was developed and converted by the highly knowledgeable and experienced current owners between 2010 and 2012 for their own occupation. The works have been done to the highest standard and now offers delightful, well planned family accommodation on a single level. All four bedrooms are doubles, three of which have en-suite's as well as a family bathroom. It is underfloor heated throughout and has the benefit of a utility room. The heart of the property is the 47' x 19' open plan vaulted ceiling lounge/dining room/kitchen which benefits from an Inglenook fireplace and full height glazed walls to one side.

To the exterior there are lawned level gardens that are partly walled adjoining the property but also two brick built attached barns and a third steel frame open bayed barn that together have planning consent to convert into two, two bedroom self-contained holiday lets.

There is also planning consent for an "L" shaped extension to the barn to create a fifth bedroom and an ensuite. Plans are available to view for both.





ENTRANCE HALL

Fully glazed front door.

LOUNGE/DINER/KITCHEN

47' 2" x 19' 3" (14.38m x 5.87m)

Kitchen area approximately one third of the room, beautifully finished with inset Belfast sink set into Island unit with granite worktops and cupboards and drawers below with breakfast bar to the end. Wall and base units including pull out larder unit. Space for 110cm cooking range. Stone tiled floor. Cooker control panel. Vaulted and beamed ceilings. Full height windows overlooking courtyard. Stable door with views to the west. Sitting/dining areas again with vaulted and beamed ceilings with velux window. Full height windows overlooking the courtyard. Oak stripped floor. Large Inglenook fireplace with beam brick pillars and large woodburning stove. TV point. Underfloor heating.

UTILITY

13' 0" x 8' 1" (3.96m x 2.46m)

Single drainer stainless steel sink unit set into worktops with cupboard and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine, dishwasher and space for dryer. Large water tank with pressure system and time clocks. Extractor fan.



BEDROOM 1

17' 7" x 9' 10" (5.36m x 3.00m)

High-quality flooring. Vaulted ceiling with beam. Door access to loft storage. Views to the East and the South to the Cotswolds. TV point.

ENSUITE SHOWER ROOM

Large shower cubicle with marbrex splashback with Gainsborough shower and folding glazed screen. Pedestal wash hand basin. Low-level WC. Vinyl floor. Inset ceiling spotlights and extractor fan.



INNER HALL

Again with full height glazed windows overlooking the gardens and courtyard. Inset ceiling spotlights. Exposed beams.

BEDROOM 2

13' 0" x 10' 6" (3.96m x 3.20m)

Vaulted ceiling with exposed beams. High-quality flooring. TV point.

BEDROOM 3

9' 6" x 11' 7" (2.90m x 3.53m)

Vaulted ceiling and exposed beams with velux window. High-quality flooring. TV point. Deep double wardrobe cupboard.

ENSUITE CLOAKROOM

Low-level WC with concealed cistern. Cupboards with worktops. Wash hand basin. Vinyl floor. Extractor fan.

BEDROOM 4

14' 6" x 10' 7" (4.42m x 3.23m)

Velux window. Vaulted ceiling with exposed beams. High-level useful storage walk in wardrobe.

ENSUITE SHOWER ROOM

Large shower with double stainless steel headed controls and marbrex walls with glaze sliding screen. Pedestal wash hand basin. Low-level WC. Vinyl floor. Extractor fan. Inset ceiling spotlights.

FAMILY BATHROOM

Of a good size with a contemporary double ended bath with central mixer taps and shower attachment. Vanity unit with wash hand basin and cupboard below. Low-level WC. One wall marbrex. Shower cubicle with double headed stainless steel controls. Marbrex splashback and glazed door. Vaulted ceiling with exposed beam. Extractor fan. Inset ceiling spotlights.



GARDEN

Approached by a wide gravel drive with hedging to one side. Large courtyard and gardens which are walled with a full length paved terrace and path with large patio and area of lawns. The courtyard is surrounded by a brick and block built single story stable and barn as well as an open steel framed shed.

GARDEN

STABLE ONE 18' 8" X 14'6". power and light. Stable door.
STABLE TWO (divided into two rooms) 48' x 9'6" and 14'8" x 9'5". Both with power and light. WORKSHOP 30'1" X 20'. Roof lights. Work benches and a double sliding door. OPEN BARN 45' X 30'. Predominantly steel framed with power and light. Ideal for storage.





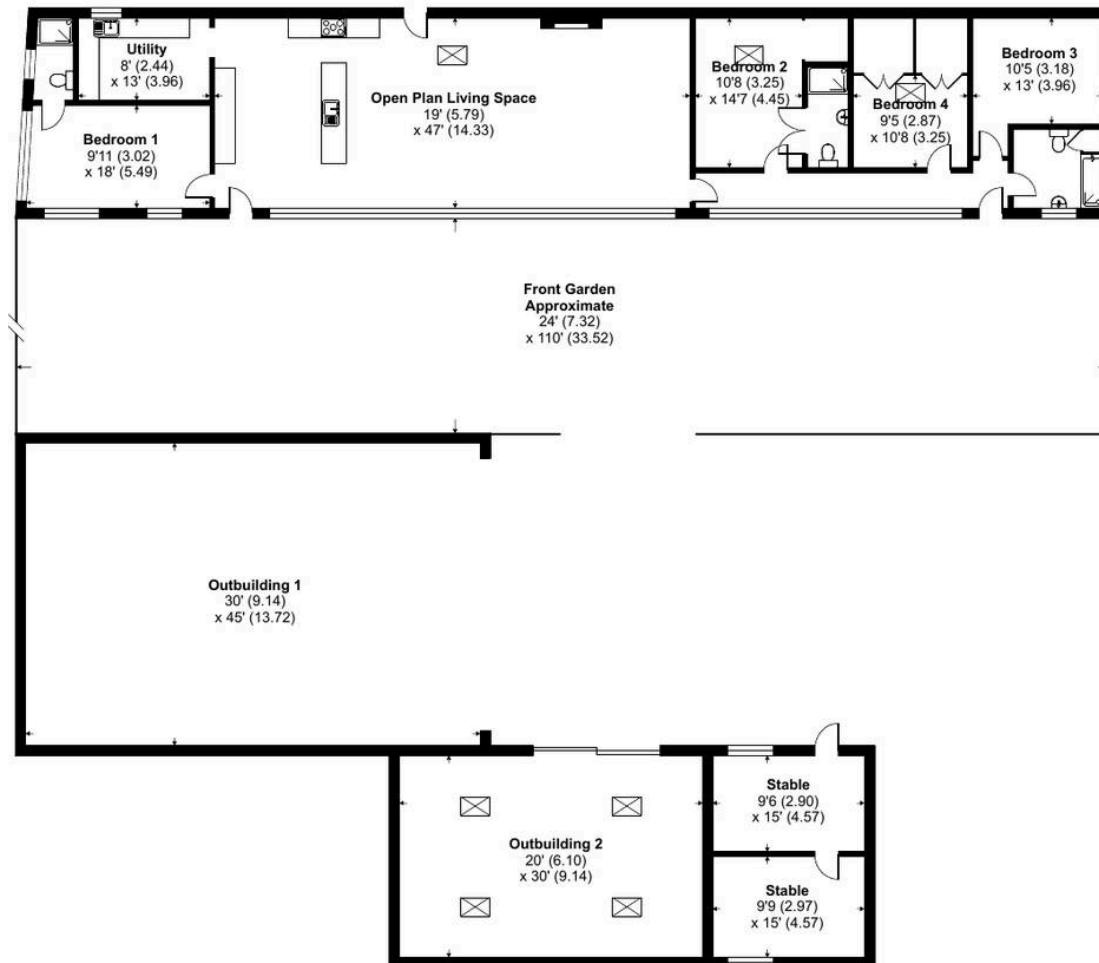
Mussel End, Sandhurst, GL2

Approximate Area = 1997 sq ft / 185.5 sq m

Outbuildings = 2250 sq ft / 209 sq m

Total = 4247 sq ft / 394.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Farr & Farr

125 Cheltenham Road, Gloucester - GL2 0JQ

01452380444 • longlevens@farrandfarr.co.uk •

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