Smiths Cottage Barn Two Mile Lane

, Highnam GL2 8DW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £635,000

BEAUTIFULLY PRESENTED and EXTENDED THREE BEDROOM DETACHED BARN CONVERSION situated in a GLORIOUS SEMI RURAL LOCATION in the VILLAGE of HIGHNAM providing SPACIOUS LIVING ACCOMMODATION with THREE MAIN RECEPTION ROOMS, EN SUITE to MASTER BEDROOM, LARGE PLOT IN EXCESS OF 1/3 ACRE, DETACHED GARAGE and CARPORT with AMPLE PARKING.

The village of Highnam has previously been awarded 'Best Kept Village' and is a hive of local community activity, with many groups using the popular community hall and rooms near the church. It offers amenities to include a well respected C of E primary school, day nursery, shop / post office, church and doctor's surgery, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the South.

The property is accessed via an Oak framed porch area leading through a wooden front door with front aspect window into:

ENTRANCE HALLWAY

Slate flooring, exposed beams, radiator, alarm control pad, open reach point, telephone point, thermostat control. Door to:

DOWNSTAIRS WC

6'6 x 3' (1.98m x 0.91m)

Toilet, vanity wash hand basin, cupboard below, heated towel rail, slate flooring, sport lighting, extractor fan.

LIVING ROOM

20'6 x 14'2 (6.25m x 4.32m)

Central feature exposed brick fireplace with inset cast iron multi fuel burner, engineered oak flooring, exposed ceiling beams, wall light fittings, turning staircase leading off with storage cupboard, two double radiators, spot lighting, feature arched front aspect window, front aspect French doors, rear window. Step down into:

KITCHEN/DINING FAMILY ROOM

26' x 10'5 (7.92m x 3.18m)

A range of base mounted units with wooden work tops and tiled splash backs, vaulted ceiling with exposed beam work, integrated appliances to include dishwasher, Rangemaster oven with extractor fan over, built in fridge/freezer, integrated washing machine, slate flooring, two double radiators, Worcester oil fired boiler. front, side and rear aspect windows. Back door gives access to patio and gardens.

FROM THE ENTRANCE HALL, GLAZED WOODEN DOOR AND STEP DOWN LEADS INTO:

GARDEN ROOM

17'6 x 8'2 (5.33m x 2.49m)

Roof light, tiled flooring, wall light fittings, double radiator, side and rear aspect windows, double opening French doors to patio and gardens.

FROM THE LIVING ROOM, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

LANDING

Feature exposed wall beam work, access to roof space. Thumb latch door into airing cupboard with slatted shelving and storage space.

MASTER BEDROOM

14'11 x 11'7 max (4.55m x 3.53m max)

Built in bedroom furniture to include double wardrobe, dressing table, chest of drawers with window seat, exposed beams, double radiator, spot lighting, rear aspect window having views over the neighboring farmland.

EN SUITE

6'8 x 2'9 (2.03m x 0.84m)

WC, wash hand basin, cupboard below, shaver point, shower cubicle accessed via a concertina glazed screen with inset Mira shower, extractor fan, spot lighting.

BEDROOM 2

11'8 x 7'2 (3.56m x 2.18m)

Exposed beams, double radiator, side aspect window.

BEDROOM 3

9'2 x 7'2 (2.79m x 2.18m)

Tv point, radiator, rear aspect window offering lovely views over surrounding countryside.

BATHROOM

7'10 x 5'9 (2.39m x 1.75m)

P Shaped panelled bath with mixer tap and inset Mira shower system, wc, wash hand basin with mixer tap and cupboard below, laminate splashbacks, exposed beam work, spot lighting, shaver point, chrome heated towel rail, front aspect roof light.

OUTSIDE

A no-through track provides access to a double opening five bar gate with gravelled driveway and turning area suitable for parking multiple vehicles, the property sits centrally within a lovely mature 0.38 acre plot.

Feature pond surrounded by well tended mature shrubs, enclosed by picket fencing with several mature trees and hedging surround.

The gravelled driveway leads to

DETACHED SINGLE GARAGE AND CARPORT

GARAGE
15'11 x 9'8 (4.85m x 2.95m)
Via double opening barn doors to the front, lighting, side aspect double glazed window.

CARPORT
15'11 x 9'8 (4.85m x 2.95m)
Power points and lighting.

To the rear of the property there is a brick and paved patio area with outside lighting and water tap. From the sun room, steps lead up to a raised patio area suitable for a bistro set or similar, oil tank, wood store, the main gardens to the rear are laid to lawn and are enclosed by mature hedging and well tended flower borders, apple tree and a treatment plant. A rear pedestrian gate gives access onto two mile lane.

SERVICES
Mains electricity, oil central heating, treatment plant drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: E
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE
Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

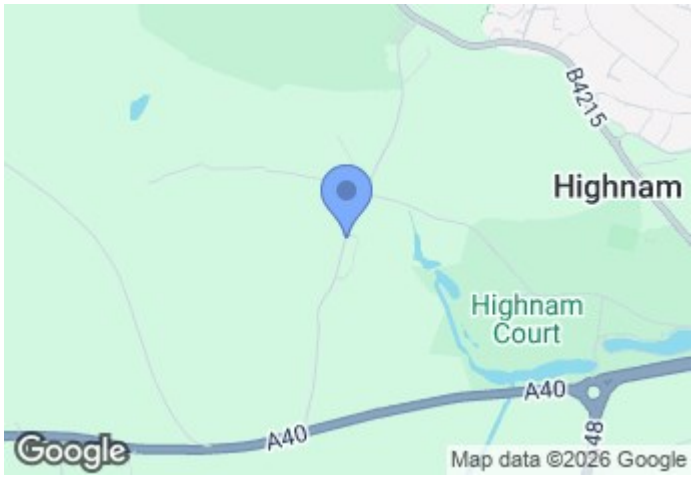
From Newent, head towards Highnam turning right into Two Mile Lane where the track to the property can be located on the right hand side as marked with a for sale board.

PROPERTY SURVEYS

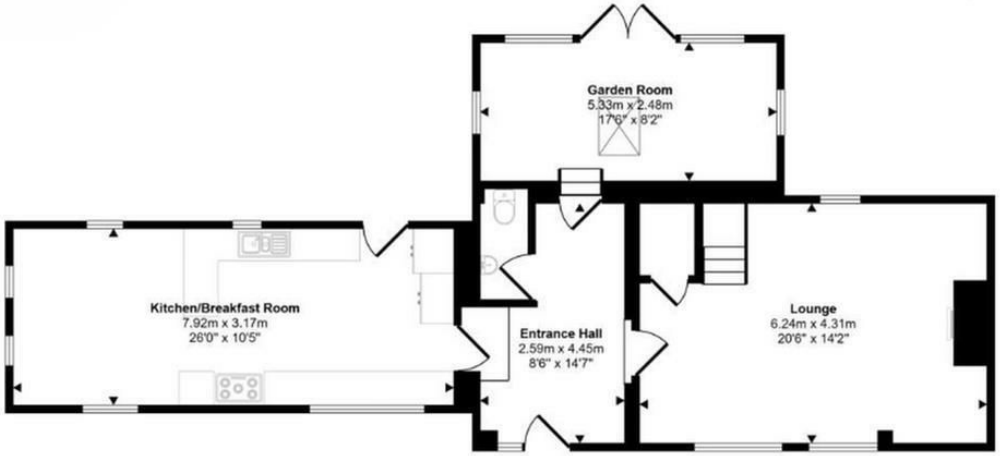
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

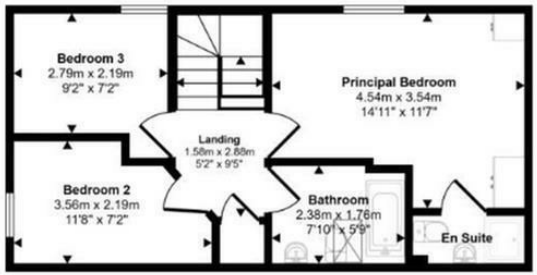
These details are yet to be approved by the vendor. Please contact the office for verified details.



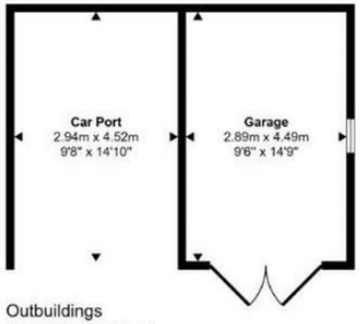
Approx Gross Internal Area
150 sq m / 1613 sq ft

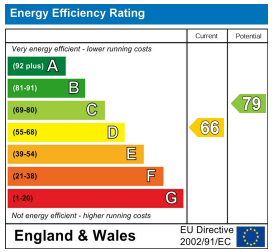
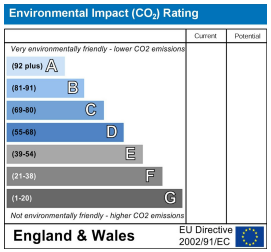


Ground Floor
Approx 81 sq m / 875 sq ft



First Floor
Approx 42 sq m / 449 sq ft



Outbuildings
Approx 27 sq m / 290 sq ft

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.