



WEST BARN

Westmancote, GL20 7ES



WESTMANCOTE, TEWKESBURY, WORCESTERSHIRE, GL20 7ES

A well-presented versatile Cotswold stone barn conversion set within a popular village location of the southern slopes of Bredon Hill.



Local Authority: Wychavon District Council

Council Tax Band: G

Tenure: Freehold

Services: All mains services are connected. Solar hot water panels on the garage.

Guide price: £980,000



LIGHT-FILLED LIVING IN A DESIRABLE VILLAGE LOCATION

Situated within the desirable village of Westmancote, West Barn is a detached Cotswold stone barn conversion offering spacious and flexible accommodation extending to approximately 2,348 sq ft, with a detached garage and workshop providing a further 277 sq ft.

The property is approached via a generous gravel driveway leading to an attractive oak entrance porch. Internally, the accommodation is well presented throughout and benefits from a south and west-facing aspect, allowing excellent levels of natural light to fill the principal rooms.







COMFORTABLE LIVING WITH COMPLETE FLEXIBILITY

The ground floor centres around two generous reception rooms. The sitting room extends to almost 20 ft in length and features a log burning stove, fitted bookcases and sliding doors opening directly to a private seating area within the garden. The adjoining dining room is equally well proportioned and benefits from a second log burning stove together with a stable door providing access to the rear garden.

The kitchen is complemented by a large utility room offering additional storage, laundry facilities and practical workspace. A cloakroom completes the ground floor accommodation.

The bedroom accommodation is arranged over both floors, providing considerable flexibility. A ground floor double bedroom benefits from adjacent bathroom facilities, making it ideal for guests, older relatives or those seeking single-level living. A further ground floor bedroom is served by a shower room.

To the first floor are two further double bedrooms, including an impressive principal bedroom measuring over 18 ft by 17 ft. The principal bedroom benefits from solar blackout blinds, whilst both first floor bedrooms enjoy en-suite facilities. In total, the property offers four double bedrooms and four bathrooms.



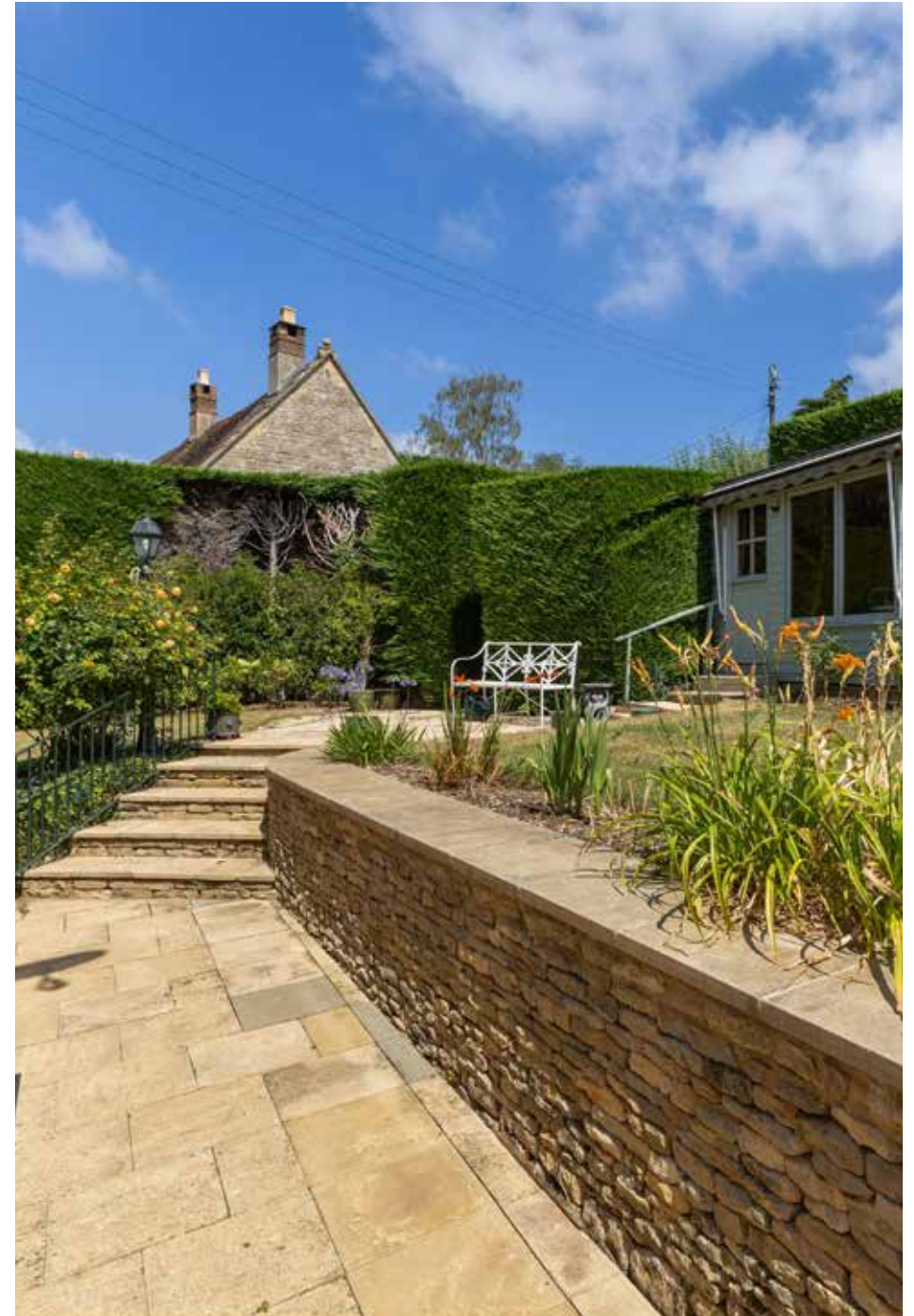




BEAUTIFULLY LANDSCAPED GROUNDS

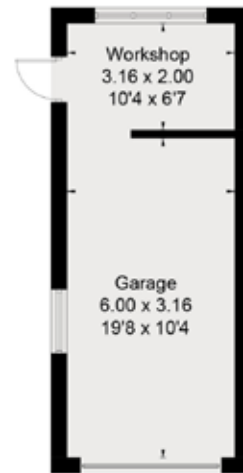
Outside, the gardens have been attractively landscaped and are stocked with a variety of mature trees, shrubs and seasonal planting, providing colour and interest throughout the year. A tall hedge creates a high level of privacy, whilst a summer house enjoys views across the gardens. During the spring months, displays of snowdrops enhance both the front and rear borders.

The spacious gravel driveway provides parking for several vehicles and leads to the detached garage with electric roller door and adjoining workshop.





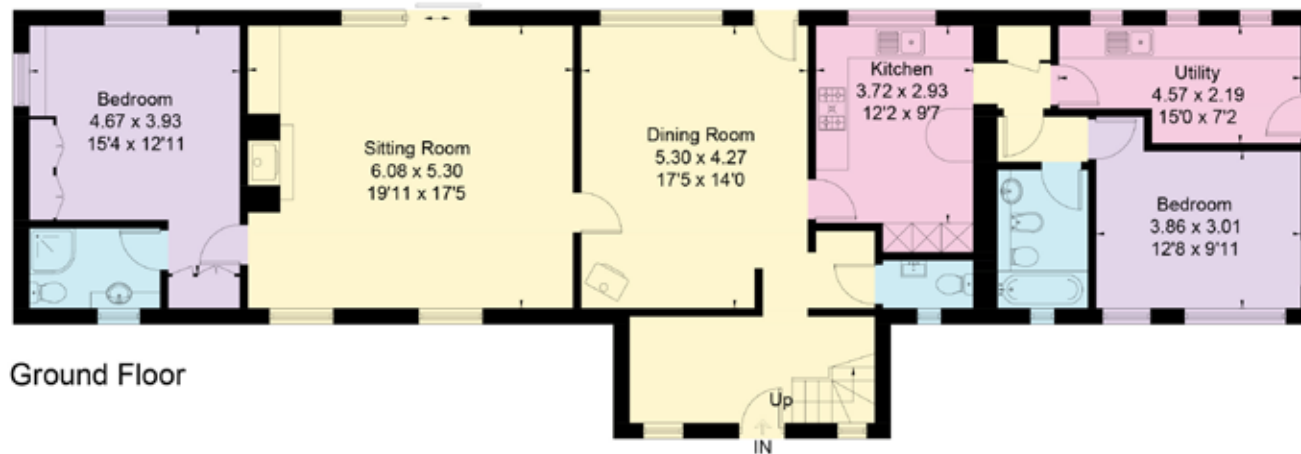
Approximate Floor Area = 218.1 sq m / 2348 sq ft
 Garages / Workshop = 25.7 sq m / 277 sq ft
 Total = 243.8 sq m / 2625 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #112000

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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