



Southcote Barn, Southend Lane, Newent



Southcote Barn, Southend Lane, Newent **GL18 1JD**

Located on the edge of this popular west Gloucestershire market town, a beautifully renovated Grade II listed barn conversion with enclosed pretty gardens, triple carport and parking.

Newent 0.7 miles | Gloucester train station 10 miles

Ledbury 10 miles

Cheltenham 14 miles | M5 (J11 N&S) 14 miles

Monmouth 19 miles | Bristol 43 miles

Oxford 57 miles

(distances approximate).



Guide price: £850,000

Tenure: Available freehold

Local authority: Forest of Dean District Council 01594 810000

Council tax band: F



A beautifully renovated Grade II listed barn conversion.





The property

Set at the end of a no-through lane on the edge of the town, Southcote Barn is an immaculate tastefully presented detached barn conversion hidden from the lane behind a tall stone wall with a wooden gate that opens into a large gravelled courtyard.

The property has been the subject of a comprehensive refurbishment and is now a beautifully presented family home with naturally light contemporary interiors and great proportions that include vaulted ceilings and a galleried landing that looks over the dining room.

Extending to 3,225 square feet over two floors, the property briefly comprises a kitchen/breakfast room that centres on an island with glazed double doors that open into a vaulted dining room. There are two very comfortable sitting rooms one with views over the garden and the other focusing on an attractive fireplace and wood burner. A large utility room, a versatile boot room and a cloakroom complete the ground floor. Exposed beams typical of a barn conversion are prevalent throughout not more so than upstairs where they make a wonderful feature. The principal bedroom has a well-appointed en suite shower room. At the other end of the galleried landing there are three further bedrooms and a family bathroom as well as a pair of walk-in storage spaces that utilises the eaves space off the landing.

Completely enclosed (dog proof), the rear garden is level and faces south. Predominantly lawned with well-stocked flower borders and a selection of mature trees, there are several private seating areas and a large block-built garden shed/workshop.

The house and curtilage is Grade II listed.

Services

Oil-fired central heating. Mains water and electricity. Private drainage. Double-glazed windows throughout. High-speed fibre broadband connection is available.

Situation

Situated in a charming part of northwest Gloucestershire, the historic market town of Newent offers a comprehensive range of amenities including a supermarket, schools, library, pharmacy, butchers and doctors. Many buildings date from the 13th century, the town's centerpiece being the Old Market Hall, built in 1668.

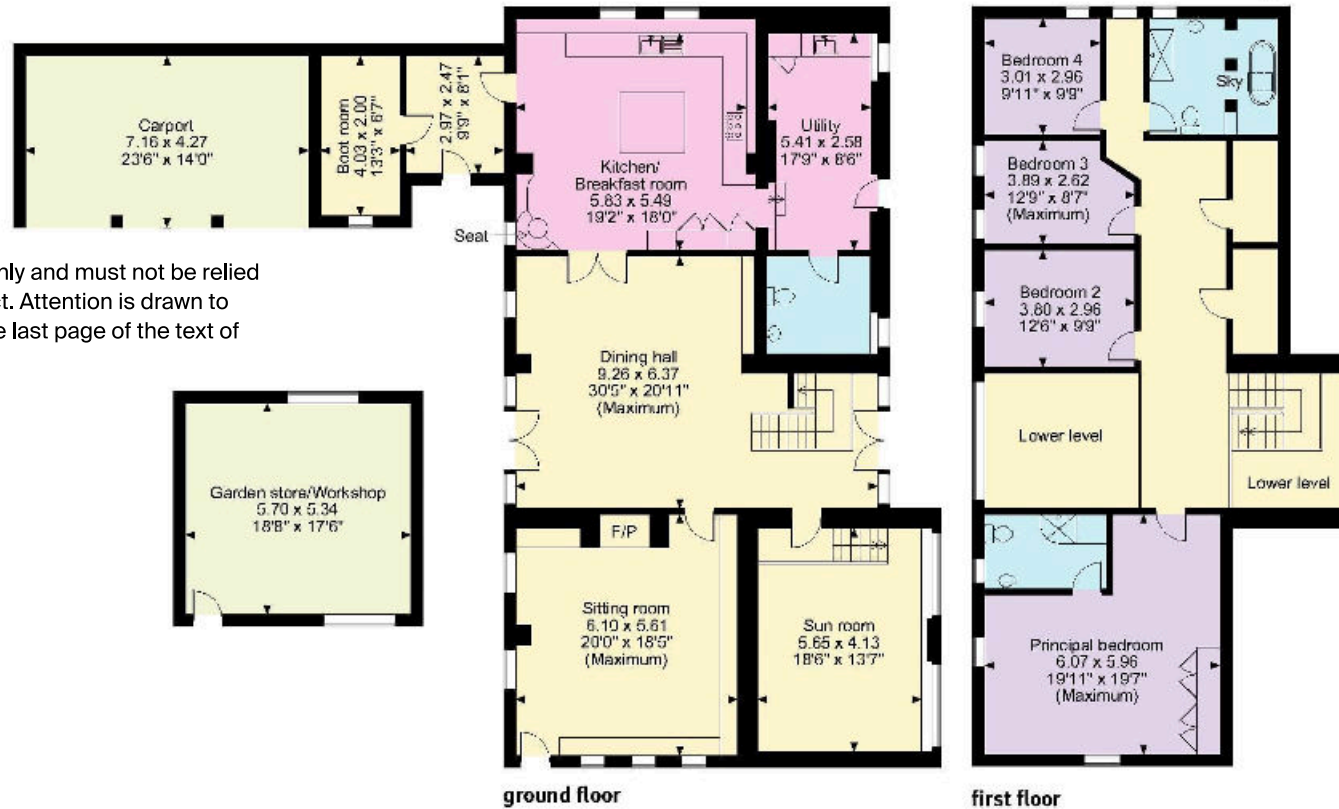
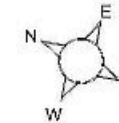
Southcote Barn is located at the end of a no-through lane (less than three-quarters of a mile) on the southern edge of Newent.

About a mile north of the town is the world-renowned Three Choirs Vineyard. The Cathedral City of Gloucester and the Regency Spa town of Cheltenham are only 9 and 14 miles away respectively and offer an extensive range of facilities including private schooling, a mix of retail parks, shops and restaurants.

There are direct trains to London, Birmingham and Bristol from Gloucester.



Main House = 301sq.m (3,235sq.ft)
 Carport = 31sq.m (334sq.ft)
 Garden store/Workshop = 30sq.m (328sq.ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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