

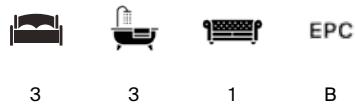


## WOODCUTTERS BARN

Hartpury, GL19 3DB



AN ENERGY EFFICIENT CONTEMPORARY BARN  
CONVERSION SET WITHIN A PRIVATE RURAL ENCLAVE.



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Local Authority: Forest of Dean District Council

Council Tax band: E

Tenure: Freehold

Guide Price: £865,000



## LIVING AND KITCHEN

Converted in 2015, Woodcutters Barn is a highly efficient and stylish three-bedroom conversion set within a courtyard of traditional brick and timber barns that formally comprised 'Prestberries Farm'. Converted by the current owners, the property has been carefully designed to suit modern living whilst providing energy efficiency, financial benefits and a low carbon footprint.

Large triple glazed windows ensure plenty of natural light throughout. The glazing units combined with good levels of insulation and under floor heating on the ground floor ensure the house remains cosy and warm. The under floor heating runs off an automated wood pellet boiler. Solar photovoltaic roof panels are also fitted to the southern roof elevation.



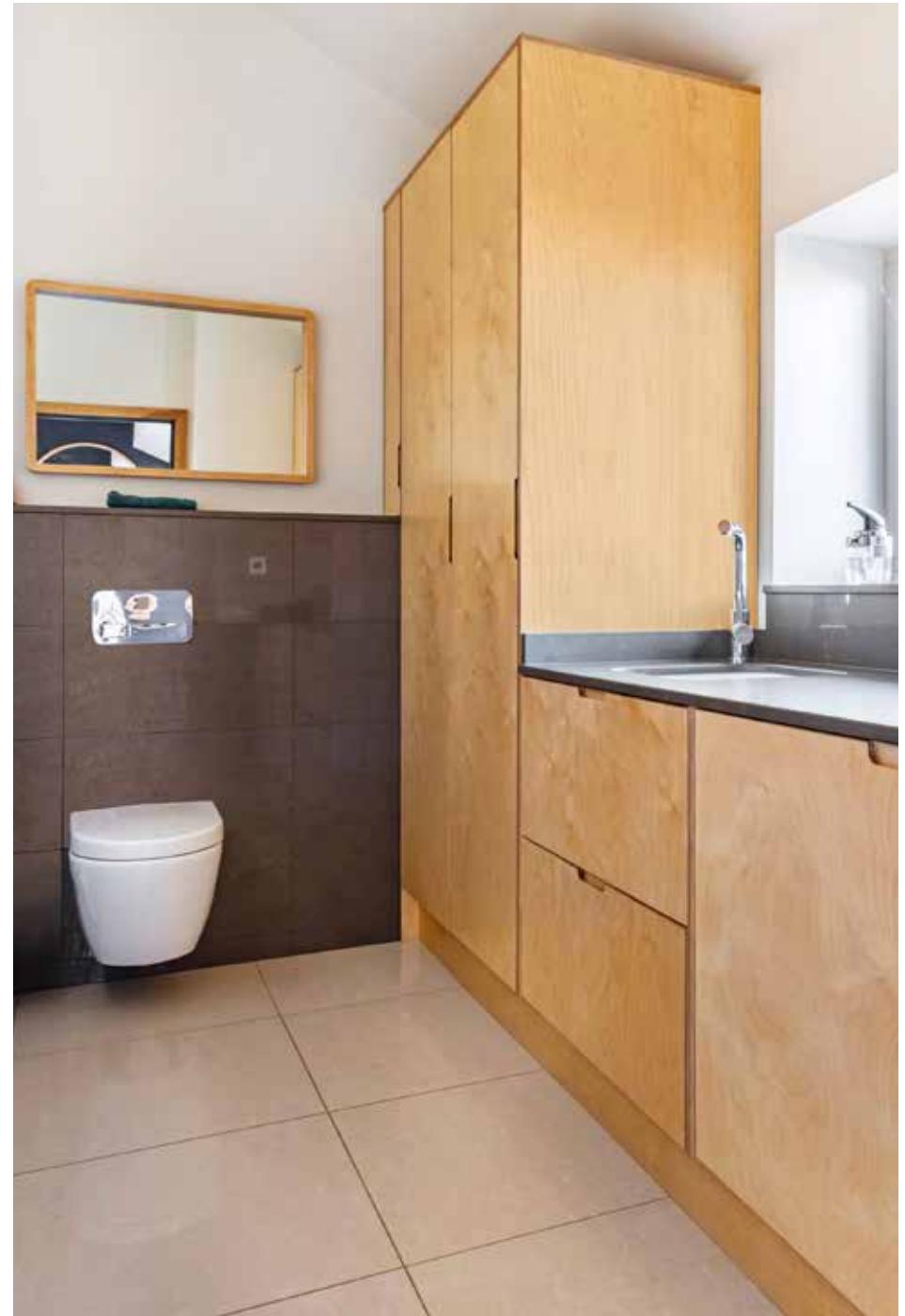






The ground floor is centred around an impressive open plan living space that spans the depth of the house, creating a spacious entertaining area. Just off the living room, the kitchen looks onto the pretty rear courtyard. Arranged around a central island, the stylish Italian 'Pedini' kitchen includes plenty of room for cooking and informal gathering.

There is also a study, a utility room and a plant room on this level, along with a versatile bedroom with an en-suite shower room which works well for guests or single-level living.







## BEDROOMS AND BATHROOMS

Upstairs are two further double bedrooms, both a good size, each with access to their own en-suite shower rooms all fitted with Villeroy and Boch sanitaryware. The layout gives a comfortable balance between shared living space and private rooms.

## SERVICES

Mains electricity. Mains water via neighbouring Prestberries Farm (not metered). Fibre broadband connected. PV solar panels owned outright, installed in 2015. Sewage treatment plant installed in 2015 and last emptied in 2024. A residential woodchip biomass boiler fuels the under floor heating that is a wet system. The wood pellet boiler is fed automatically without the need to manually bring the wood pellets into the property.

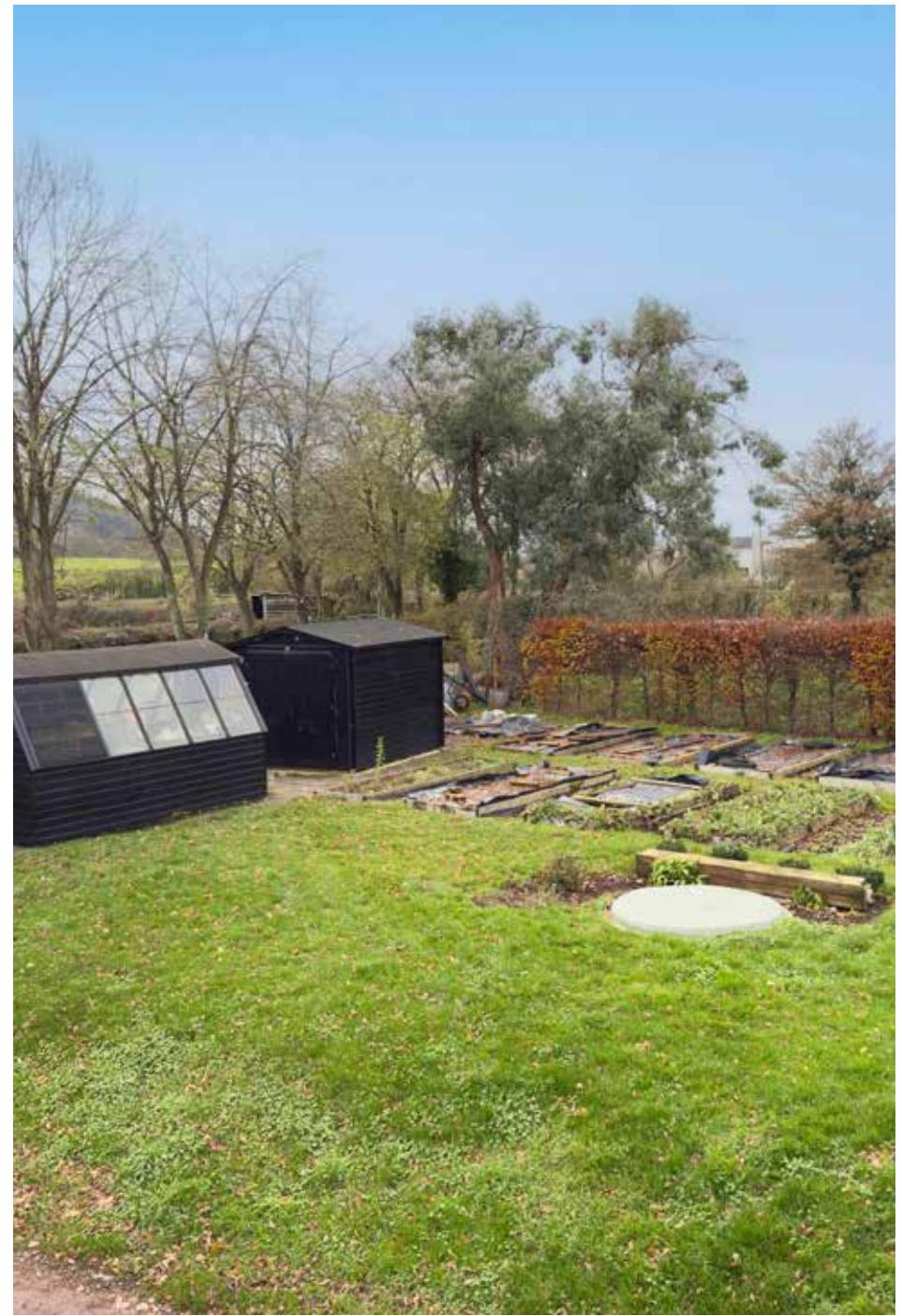




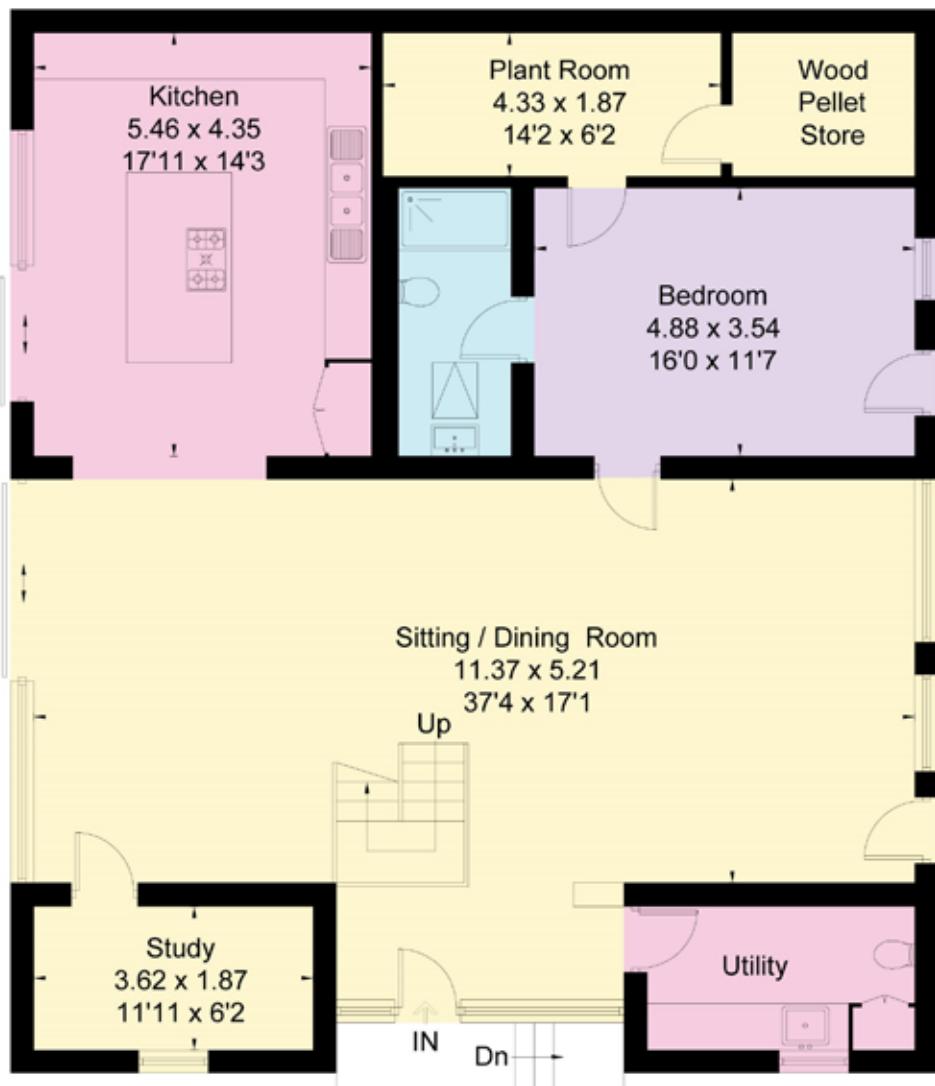


## GARDEN AND LOCATION

Outside, the barn looks out to the enclosed kitchen courtyard on one side and the garden on the other. Situated to the west of the property, the garden is part lawned with a number vegetable beds, a garden shed and a potting shed. There is parking for four vehicles on the third side of barn. Occupying an outlying position on the edge of a traditional village, Woodcutters Barn is set back from what is a quiet rural lane, in a courtyard of traditional brick and timber barns. Hartpury is a popular west Gloucestershire village known for its open farmland and relaxed countryside feel. Everyday amenities that include schools, pubs and shops are within a short drive, and Hartpury University & College is also just a five-minute drive. Gloucester city centre is around 15 minutes away, offering a wide range of shopping, dining and transport links, while Cheltenham can be reached in approximately 25–30 minutes. The M50 (Junction 2) is about 12 minutes from the property, giving easy access towards Worcester and

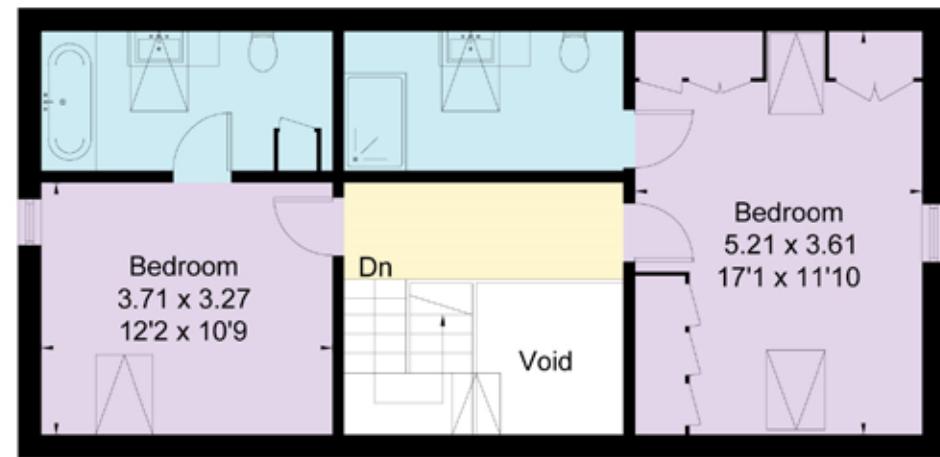






Ground Floor

Approximate Gross Internal Area = 197.8 sq m / 2129 sq ft



First Floor

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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