



ESTATE AGENTS
— OF —
GLOUCESTERSHIRE



LEVERETS BARN, BRIMPSFIELD, NR BIRDLIP, GLOUCESTERSHIRE, GL4 8LL

The Property

A great example of a barn conversion undertaken back in 2011. The construction is concrete block with metal roof. Situated in a proportioned plot with well thought out internal accommodation over two floors. Complimented by gardens surrounding the property along with five bar gates onto a private driveway providing a wealth of parking.

Located in a well-established farming community with great amount of open land. A pretty Cotswold village where a lot of properties are built in Cotswold stone set in a rural landscape. Leverets Barn sits in a rural setting with an ease of access to the motorway and nearby Cheltenham, Gloucester & Cirencester.

Internally

Side entrance greets you with French doors opening to a delightful hall with tiled floors complimented by a wooden galleried landing. Expanse of glass to the ceiling height with stairs leading to the first floor, wealth of natural light doors leads to home office/bedroom four, sitting room, kitchen/dining family room.

Sitting room is a delight with views to the garden, exposed bricks to fireplace with gas log burner inset taking center stage to this lovely room. Home office offers good space, with window to the rear, could be a fourth bedroom if required.

A stunning fitted kitchen, cream cabinets in keeping with the barn complimented by granite worktops. Very well thought out space with a range of base and wall mounted cabinets complimented by a central island, ideally for preparation and storage beneath A Belfast sink inset beneath side window providing a wealth of natural light and overlooking the garden great to be able to keep an eye on the children whilst they are in the garden. Appliances include a range style cooker with gas hob, electric ovens, built in dishwasher and space a free-standing fridge freezer. complimented by a pantry cupboard ideal for hiding coffee machine air fryer and dried goods. Door to boot room and French doors lead out to the grounds. Great dining area with space at ease for a table and six chairs, offering such good space for those family gatherings with a wealth of natural light. Boot room with half glazed door to the garden, a range of built in cupboards, one of which houses the boiler. Ideal space to dry the dogs off after a wet and muddy winter walk. Door to downstairs cloakroom and plumbing for washing machine.

A wooden staircase leads to the first floor landing a delightful galleried landing with a wealth of light from side entrance with expanse of glass. Doors lead to three delightful double bedrooms.

Master suite does not disappoint with a large bedroom area, space for a sofa and king sized bed with ease, dressing room and cupboard housing hot water tank and a good-sized en-suite bathroom with free standing bath, low flush WC and vanity unit in walnut effect with storage beneath, heated chrome towel rail and tiled flooring, perfect relaxing space at the end of a long day. Bedroom two a well-proportioned double bedroom with built in wardrobe and window to rear with en-suite bathroom comprising of a P shaped bath with shower over, low level WC and free-standing wash basin, window to the rear and tiled floor. Bedroom three a double room with window to side, en-suite shower room with walk in shower.

AGENTS NOTE

The property is showing signs of some updating required this has been reflected in the marketing price. The property currently shares the use of a septic tank with neighbouring property, we understand this is not compliant with the new regulations. Costs for a new treatment plant have been obtained with sole use of Leverets Barn. The owners have agreed to reflect the cost of this in the agreed sale price.

The property also benefits from planning permission for a detached barn as on Cotswold District Council planning App reference Ref. No: 22/03386/FUL To create a garage and further accommodation.





Outside

Garden

The barn provides good space for a family throughout and it is complimented by grounds all flat with views to open fields, laid to lawn with a wealth of planting and mature trees,

The drive provides parking for multiple vehicles and has the option for electric supply to the gates, along with a electric charger to the front of the barn. The grounds are surrounding the property laid to lawn, with two sheds and bike store at the rear.

Secluded areas and outside dining terrace to the side with space for table and chairs and bbq perfect for those family gatherings when enjoying a sunny day and a BBQ.

Further to the current accommodation, planning has been obtained in recent years to create a detached double garage with potential living accommodation. This provides further opportunity for multi-generational family living.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Cotswold District Council. Council Tax Band E and EPC rating C



Location

Brimpsfield is a lovely Cotswold village, enjoying an elevated position on the Cotswold escarpment centrally located within approximately 10 miles of Stroud, Cirencester, Cheltenham and Gloucester.

Well known for its walking and riding countryside, some of the best in the area, with the Cotswold Way trail running alongside the village. Brimpsfield's neighboring village, Birdlip, is just a mile away; with a well-regarded Primary School, playgroup and after school club.

There are additional primary schools in Miserden and Cranham, with secondary schools including Kings School, Wycliffe College, Cheltenham College, Cheltenham Ladies' College and Dean Close, and there are Grammar schools in Stroud and Gloucester.

There is the Royal George Hotel in Birdlip. With regular events such as the village show and harvest supper - as well as carol singing around the village Christmas tree. Local shops and a post office in Miserden, along with Knead Bakery and Jesse Smith's Butchers and café.



Directions

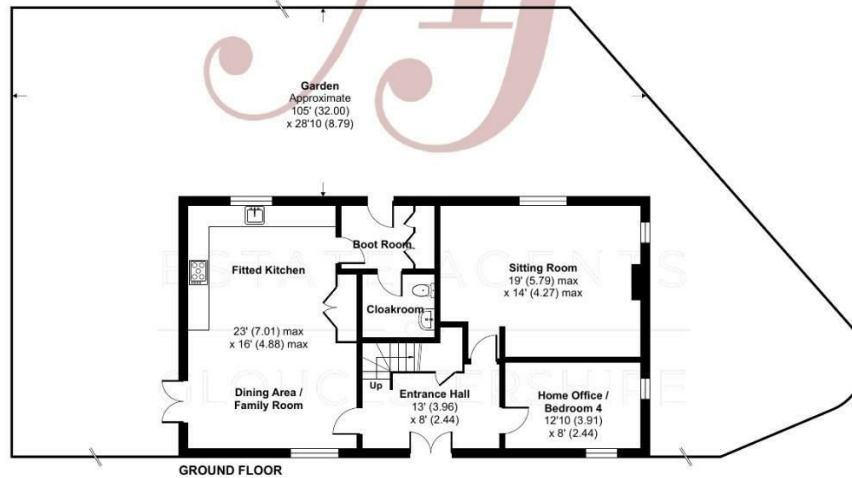
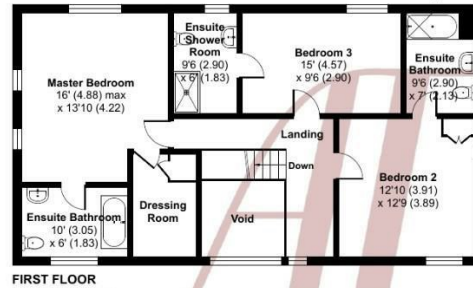
From the centre of the village of Birdlip with the The Royal George public house on your left hand side on the B4070 follow the road to the bend and turn right on the bend signposted Brimpsfield. Follow this road, and follow around the bend as it leads out of the village and becomes more rural with open fields. Continue to follow the lane until you see a small gathering of dwellings on your right hand side. You will see the gates for the property on the right hand side - Leverets Barn. what3words address ///dripped.windy.amazed



Leverets Barn, Brimpsfield, Gloucester, GL4

Approximate Area = 1908 sq ft / 177.2 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1226593

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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