



ESTATE AGENTS
OF
GLOUCESTERSHIRE



THE OLD BYRE, ST. JOHN'S ROAD, SLIMBRIDGE, GL2 7DF

The Property

A charming, attached barn conversion in the heart of the village of Slimbridge, set within a peaceful enclave of conversions. A garden gate leads you in to the delights of this barn with pathway up to the charming entrance. Surrounded by delightful gardens all designed with an ease of maintenance. The property offers incredible space throughout while the single-level design ensures ease of access and garden views from every room. The location provides privacy whilst being able to be part of a well established community.

Internally, the character of the barn is immediately apparent. The entrance porch has windows on either side, great cloaks area allowing a wealth of natural light into the property. Extending to the main hallway which has beautiful wooden flooring. A great utility cupboard with plumbing for washing machine and good storage space with access to all bedrooms. This provides a natural divide to the kitchen and living space.

The fitted kitchen is full of character with a vaulted ceiling and exposed beams, base and wall cabinets in light grey and white quartz worktops. A wealth of integral appliances to include a double electric oven, gas hob, extractor, fridge/freezer, hot water tap, and wine cooler. A large window fills the space with natural light and looks out over the garden, making it practical for everyday cooking whilst enjoying a charming outlook. A wooden door opens to a stunning open-plan sitting/dining room.

Sitting/dining room, where charm meets modern convenience, the dining area creates a striking focal point with its vaulted ceilings and exposed trusses. Flooded with light from windows on either side of the room, it is an adaptable and inviting setting for entertaining, with space at ease for a eight-seater dining table and chairs, opening to the sitting room which provides a cosy retreat, with a feature fireplace (purely a feature and not a working fire). The vaulted ceiling is a delight adding warmth and character. French doors open directly onto the garden, enhancing the sense of indoor/outdoor living.

The main hallway having wooden vinyl plank flooring throughout, windows to one side, which allow light to stream through. Doors lead to the master suite, two further bedrooms and guest shower room.

The master bedroom is a true delight, spacious, and complemented by a wall of built-in wardrobes, and space at ease for a king-sized bed and further free-standing furniture. Window overlooks the garden and the room offers a real feel of tranquil relaxing space. Complimented by a four-piece en suite bathroom with a walk-in shower, separate bath, heated towel radiator and bathroom mirror, vanity unit, and low flush WC, finished with matching floor and wall tiles in black to complement the white suite.

Two further double bedrooms, both with exposed beams and windows overlooking the garden, offer flexibility for guests, family, or home working. Bedroom two, with crisp white walls, has space at ease for a freestanding double bed and furniture. Bedroom three with a feature navy wall, also with space for a double bed and free-standing furniture. Completed by a guest shower room with an enclosed shower cubicle, vanity unit in white, heated chrome towel radiator, and low flush WC.

Altogether, this beautifully converted barn offers the perfect balance of character and lifestyle. With its seamless flow between kitchen, dining, and living areas, it is a home designed for entertaining, while the bedrooms and bathrooms provide comfort and privacy. Combined with its charming gardens, and excellent village location, this is a property that truly brings together rustic heritage and modern living in harmony.

Vendors Note:

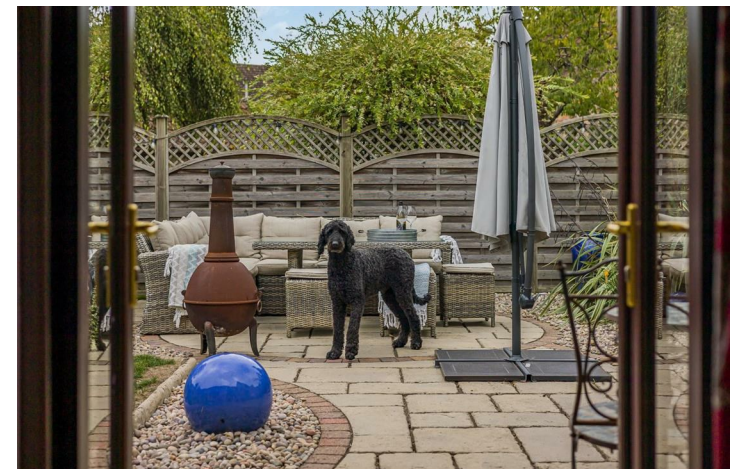
One of the main reasons I bought this property was the variety of walks right on my doorstep. Whether across the fields or along the canal, you can head out for miles without ever needing to get in the car, perfect for me and my dog

AGENTS NOTE:

Stamp Duty at £445,000

First Time Buyer £7,250, Moving House £12,250, Additional Property £34,500

The property falls within the curtilage of a Grade II listed building and is therefore subject to the same restrictions as a Grade II listed property





Outside

Enclosed Garden

On approach to the front a lawned area with a wealth of planting greets you before walking through the garden gate into a wonderful enclosed space, carefully designed with a mix of hard landscaping and soft planting. The central section is laid to lawn, creating a fresh green focal point, bordered by well-kept pathways and chippings, that provide an ease of maintenance. Wonderful opportunities for entertaining, with a sun terrace, lawn, and well-established plants, creating a perfect blend of low-maintenance living and natural beauty.

Surrounding the lawn are mature shrubs, established plants, and small trees, which soften the boundaries and bring colour and texture throughout the seasons.

The garden is enclosed by attractive timber fencing with decorative lattice tops, enhancing privacy while maintaining a welcoming feel. Brick and stone walls also form part of the boundary, tying in beautifully with the rustic style of the property.

Overall, a charming, well-balanced layout, combining lawn, pathways, established planting, and attractive boundaries to create a tranquil and easily managed outdoor retreat.

A short walk from the gate there is parking for two cars along with visitors' parking directly outside the gate.



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: SDC. Council Tax Band E and EPC rating D



Location

Slimbridge is a picturesque Gloucestershire village that blends countryside charm with a strong sense of community. The village offers a primary school, church, village hall, playing field with pavilion, and access to the Gloucester and Sharpness Canal with its scenic towpath, café, and boating station. At the heart of Slimbridge is the world-renowned WWT Wetland Centre, an award-winning 800-acre reserve with hides, observatories, canoe safaris, play areas, and excellent visitor facilities including a café, shop, and gallery. It is also highly accessible, making it an inclusive destination for all.

Beyond its natural beauty, Slimbridge has a lively social and recreational scene, with a football club, cricket club, and history society, while the Slimbridge Estate adds to the village's rich heritage. Though peaceful and rural in feel, everyday amenities are close by in Cam and Dursley, which offer supermarkets, shops, restaurants, and a train station with direct links to Gloucester, Cheltenham, and Bristol. Stonehouse and Stroud trains to London, Local attractions such as Berkeley Castle, Cattle Country Adventure Park, and Stinchcombe Hill Golf Course are also within easy reach, making Slimbridge both a welcoming community and a superbly connected location.



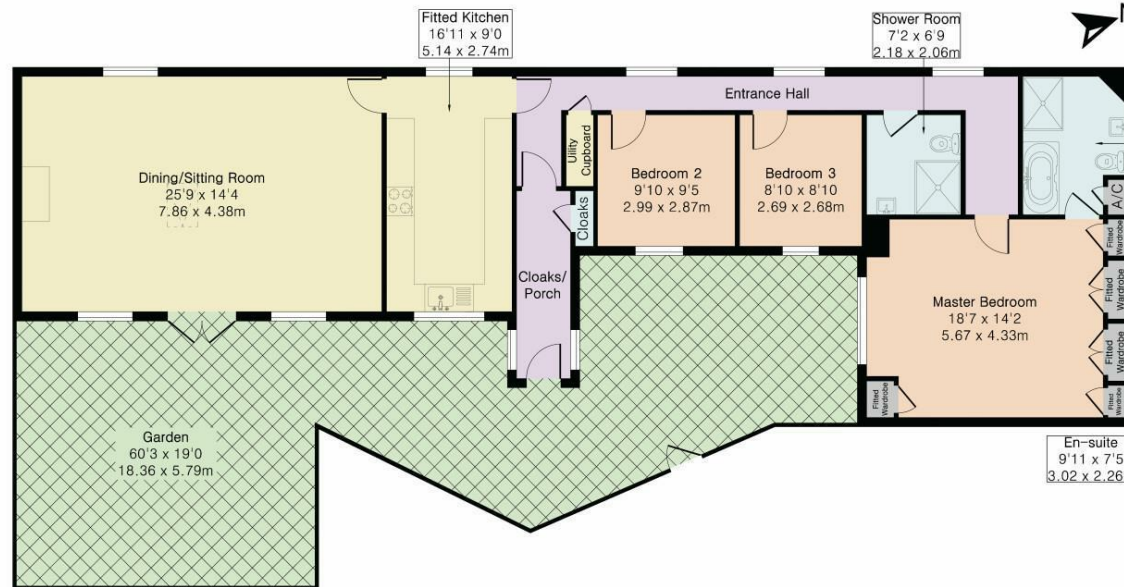
Directions

From Junction 13 of M5, at the roundabout take the first exit onto the A38, continue South towards Cam & Dursley. Go over the traffic lights at Eastington past the Hilltop Garage, continuing down the A38. Drive through the hamlet of Cambridge. You will come to a roundabout with a beautiful sculpture & signposted Slimbridge turning right. Follow into the village towards the church passing the garage on the left, as soon as you see Churchend Farm bed and breakfast on your right hand side, opposite Moorend Lane. Immediately after is a driveway on the right leading to three properties with house names to include The Old Byre. Turn onto the block paved driveway and follow to the left and the property is situated on the left. (There is an AJ Estates direction arrow) to assist. The parking can be found further along from the barn, visitors welcome to park directly in front of the gate to the property.

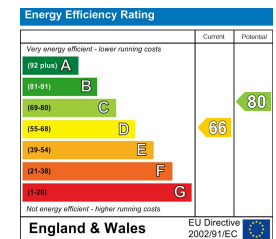
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Approximate Gross Internal Area 1391 sq ft - 129 sq m



Ground Floor



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