







## Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 44.1 sq. metres (474.8 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# 'North Barn', Vincroft, Wanswell, Nr. Berkeley, Gloucestershire GL13 9RY

Wow! In an idyllic location and set back from the lane amidst open countryside, we are delighted to offer for sale this brand new luxury barn conversion. Once a cow-shed to the listed farmhouse, the meticulous finish is evident to see, retaining the character of its origins but with a modern twist. The open-plan kitchen/living space has two sets of bi-fold doors allowing the 'outside, in', tiled with under-floor heating, enviable fitted kitchen with integrated appliances and granite work tops, along with plenty of space to unwind and entertain. Step through to a separate area where you will find bedroom two/study with a door to the garden and principle bedroom with bi-fold doors allowing the light to flood in. At the far end is a fitted bathroom with shower and storage. There is potential around the property to extend or add garden buildings, subject to the necessary local authority consents. As you approach North Barn along a track from the lane you will see farmland to your right and at the top countryside views as far as the eye can see. You can't help but be impressed by the feeling of space surrounding the property which includes a fully enclosed garden, ripe to make your own mark, with a generous area of lawn and large patio area perfect for evening sunsets and 'al-fresco' dining. Benefits include gas under-floor heating throughout, double glazing and mains drainage. No Onward Chain!

## Situation

Wanswell is a rural hamlet on the edge of Berkeley, an historic country town situated to the west of the M5 and the A38, to the north of Bristol and to the south of Gloucester and Cheltenham. Berkeley Castle has been home to the Berkeley family for some 900 years, a popular and very interesting historical attraction. The town was also the home of Edward Jenner, pioneer of the smallpox vaccine. The Jenner Museum is a short walk from the High Street, past the brick cottage that Jenner gave to James Phipps, who as a boy was the first person to receive inoculation. A thriving small rural town, Berkeley has a variety of shops, hotel, public houses and a primary school. In Wanswell itself is the popular Salmon Inn, and a plethora of countryside rambles.

## Property Highlights, Accommodation & Services

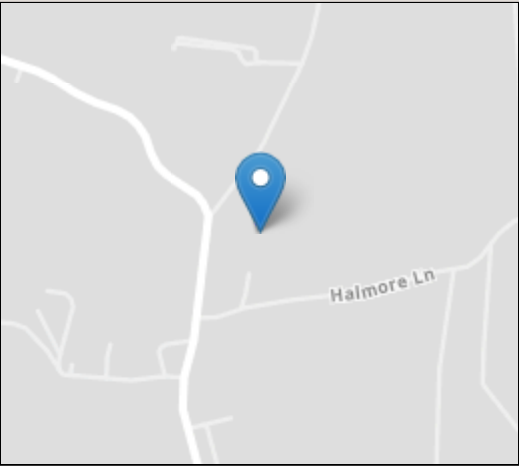
- Detached Barn Conversion In An Idyllic Location, Surrounded By Farmland
- Immaculately Presented, Ready For Immediate Occupation
- Period And Character Features Throughout
- Close To Berkeley Town Centre, The A38 And Country Walks From The Threshold
- Open Plan Kitchen/Living And Dining Space - Integrated Appliances - Bi-Fold Doors To Garden
- Two Double Bedrooms And Luxury Fitted Bathroom With Shower
- Enclosed Rear Garden, Laid Mainly To Lawn And Patio
- 3 Phase Supply To Property - EV Ready For Electric Charging Point, Off-Street Parking
- Double Glazing, Mains Drainage And Gas Central Heating
- No Onward Chain!

## Directions

Travelling towards Berkeley from the A38, turn right at the roundabout onto the B4066. At the next roundabout turn right again into Station Road, pass under the railway bridge and continue through the village passing 'The Salmon' pub on your left. As you approach the second turning right signposted Purton and Brookend, you will see the entrance to North Barn on your right hand side.

## Local Authority & Council Tax

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	Current
Very energy efficient - lower running costs	
(92+) 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, Scotland & Wales	
EU Directive 2002/91/EC	







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