



Framilode

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ESTATE AGENTS

Framilode

Barn court, Framilode, Gloucester, GL2 7LH

£595,000 Freehold

A charming, 3 bedroom, semi detached, cottage set alongside the River Frome in this lovely semi rural position.

Enclosed entrance porch • living room • dining room • kitchen • conservatory • 2 first floor bedrooms • 3 bath/shower rooms • bedroom 3/home office • garage & driveway • landscaped garden • LPG central heating • oak framed workshop

Description

An attractive, semi detached, cottage believed to date back to the 1700's and retaining many fine character features true to the period. The beautifully presented accommodation includes an enclosed entrance porch, living room with feature wood burner, dining room with exposed ceiling timbers, conservatory overlooking the rear garden, and a traditional country kitchen with a range of integrated appliances. Upstairs on the first floor, there are 2 double bedrooms and 3 bath/shower rooms, both bedrooms with ensuite shower rooms and the master bedroom with fitted wardrobes. On the second floor is the home office/bedroom 3. Outside, there is a lovely mature garden, an impressive detached oak framed workshop, gravelled driveway, and a single garage. The garage benefits from planning permission to create a further bedroom with ensuite - Ref - S.20/2569/HHOLD. Stroud District Council Tax Band E.





Situation

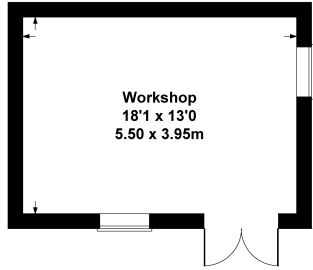
Barn Court is located in the pretty village of Framilode with The Ship Inn, church and River Severn all nearby. Communications are good with easy access to the M5 motorway and railway links providing connections to Gloucester, Cheltenham and Bristol. Frampton on Severn is just a few miles away with its village shop, post office, restaurant, pubs and primary school.

1 Barn Court, Framilode

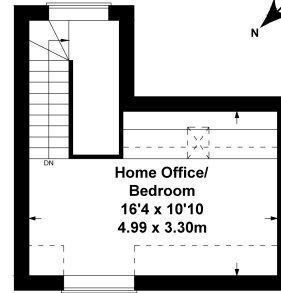
Approximate Gross Internal Area
1981 sq ft - 184 sq m



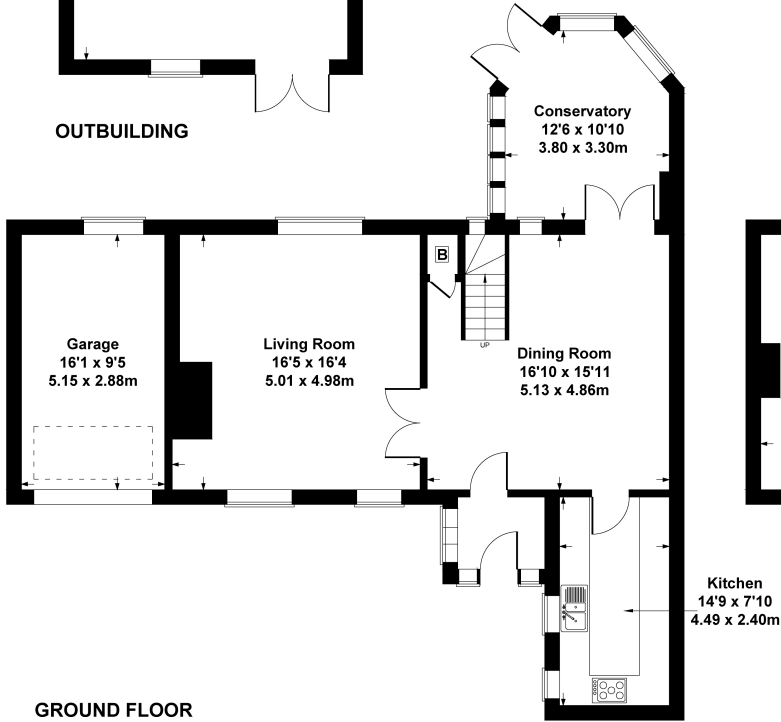
LOCATION/ORIENTATION OF WORKSHOP
NOT ACCURATE



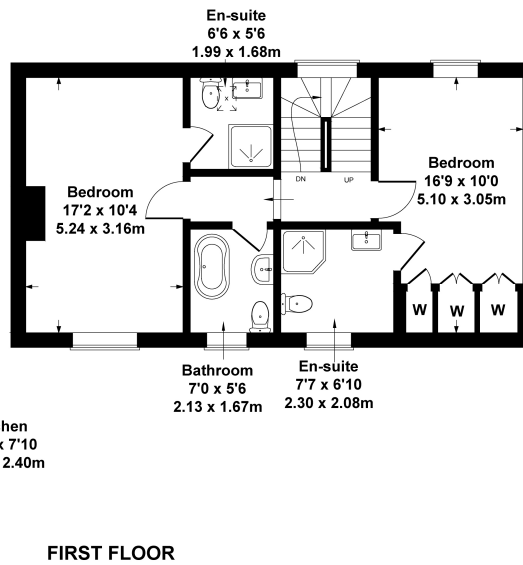
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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