





Middle Mill Barn, Damery Lane, Stone, GL139JR  
 Internal Area (Approx)  
 333.40 Sq.M / 3588.50 Sq.Ft  
 For identification only. Not to scale.  
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# 'Middle Mill Barn', Damery Lane, Woodford, Gloucestershire GL13 9JR

Such a special property, secreted away in a rural riverside setting just minutes away from M5 J14, along a country lane to the east of the village of Stone. This unique detached barn conversion offers sprawling living space and bags of character, including the quadruple-aspect living room complete with a mezzanine study up a spiral staircase, the glazed garden room and the spacious kitchen/dining room with a galleried glass-floored landing above (not for the faint of heart!) - a great space for entertaining family and friends with steps down to the deck outside overlooking the gardens, the riverside and the countryside beyond. The principal bedroom and bathroom are on the ground floor and there are two further en-suite bedrooms upstairs - all complemented by an additional self-contained studio/annexe above the double garage and workshop (perfect for guests or perhaps as a source of additional income). Lovely features include exposed beams and stonework, wooden and tiled flooring, granite counters in the kitchen area and practical benefits such as ground-source under-floor heating and double-glazed windows. The mature plot is circa 0.78 acres, with sweeping lawns bounding the Little Avon river along one side with fishing rights, some beautiful mature trees and plenty of parking space. Country walks and rambles start right outside the electric gates. Highly recommended!

## Situation

The barn is situated along a country lane to the east of the village of Stone, itself situated approximately 1 mile from junction 14 of the M5 ideal for commuting to Gloucester to the north and Bristol to the south. In the last Ofsted report (summer '09) the local primary school in the village was rated 'Outstanding'. Secondary schools include The Castle School in Thornbury and Katharine Lady Berkeley's in Kingswood. In nearby Falfield, approximately one mile away, is a general stores and post office and Thornbury with it's range of amenities is approximately 4 miles distance providing supermarkets, post office, restaurants and Leisure Centre/Golf Club.

## Property Highlights, Accommodation & Services

- Unique Detached Barn Conversion
- Rural Riverside Setting With Fishing Rights
- Circa 0.78 Acres
- Sweeping Lawns, Extensive Driveway, Electric Gates
- Double Garage With Self-Contained Annexe Above
- Quadruple-Aspect Living Room With Mezzanine Study
- Ground Floor Principal Bedroom And Bathroom
- Two En-Suite First Floor Bedrooms
- See-Through Glass Landing
- Fitted Kitchen/Dining Room, Garden Room

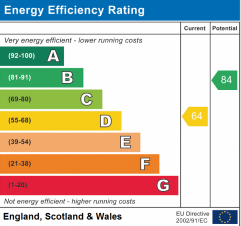
## Directions

From J14 of the M5 take the A38 north. As you enter the village of Stone take the first turning right. Continue along the lane all the way to the bottom of the hill and the entrance to Middle Mill Barn can be found on your left hand side via electric wrought iron gates, just before the bridge over the Little Avon.

**Local Authority & Council Tax** - Stroud - Tax Band F

**Tenure** - Freehold

**Contact & Viewing** - Email: mil\_thornburysales@milburys.co.uk Tel: 01454 417336



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