

Milburys

SALES LETTING MANAGEMENT



Halmore House, Halmore, Berkeley, Gloucestershire, GL13 9HJ

£1,050,000



# Halmore House, Halmore, Berkeley, Gloucestershire GL13 9HJ

'Halmore House' enjoys an enviable rural setting along a country lane that loops out past Purton and the Gloucester And Sharpness canal, bordering open farmland with sweeping country views. It offers an exceptional amount of accommodation and includes a first-floor self-contained apartment with a balcony overlooking the fields, currently tenanted or an ideal holiday let perhaps? Inside the front door you are greeted by an airy galleried hallway and landing, with the sitting room and dining room to your left and a superb fitted kitchen at the rear. To the right you step through to a huge open-plan and split-level living space, perfect for entertaining, with bi-fold doors opening out from the raised dining area and an automated cinema/viewing screen dropping down at the end of the lounge area. Upstairs there are six bedrooms, two of which are en-suite and a smart family bathroom. Outside space is circa 0.36 acre, with a sweeping lawn, plenty of parking behind the electric gates, an open fronted triple garage and store, plus the alfresco raised wooden deck complete with roof to ensure against our British weather - perfect for 'summer' barbecues! There is not enough space here to fully describe this wonderful home and we really do recommend an internal viewing to fully appreciate everything it has to offer - highly recommended!

## Situation

Halmore is a small Hamlet situated to the north of the historic market town of Berkeley and a mile from the canal at Purton. It is surrounded by footpaths and bridleways making it an excellent area for walking and canoeing is very popular on the canal and nearby river Severn. It is served well by local primary schools and the secondary schools are Rednock, Katherine Lady Berkeley (KLB), or Wycliff College. It is approximately a 10 minute drive to the train station at Cam and there is excellent access to the M5 motorway.

## Property Highlights, Accommodation & Services

- Detached Country House - Circa 0.36 Acre
- Beautiful Open Views - Rural Country Lane Setting
- Six Bedrooms - Two En-Suites
- Dual-Aspect-Sitting Room With Fireplace - Separate Dining Room - Study
- Beautiful Kitchen With Granite Surfaces And Central Island - Utility Room - Cloakroom
- Fantastic Open-Plan Split-Level Living Space With Bi-Fold Doors, Raised Dining Area And Cinema/Viewing Screen
- Double-Glazing - Gas Central Heating - Income-Producing Photo-Voltaic Panels
- Fantastic Outdoor Covered Entertaining Space
- Self-Contained First-Floor Apartment With Balcony
- Tripe Fronted Garage And Store

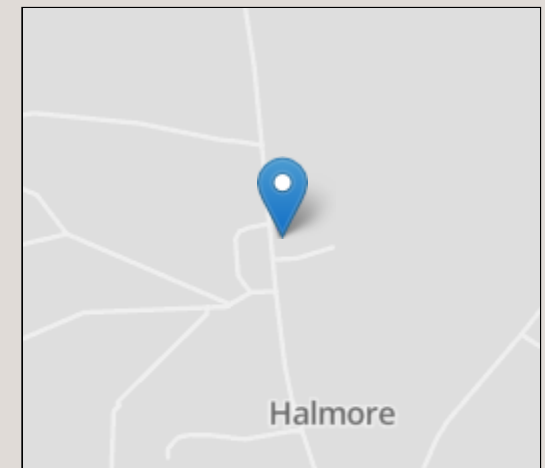
## Directions

From J14 of the M5 take the A38 north. Bypass Berkeley, turning left off the A38 just before crossing the railway, signposted Breadstone. Follow the lane until you see the right hand turning for Halmore. Follow the lane, past the turning for Gossngton and Slimbridge on your right, then start looking out for Halmore House on your right hand side.

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

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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 Director General	83

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