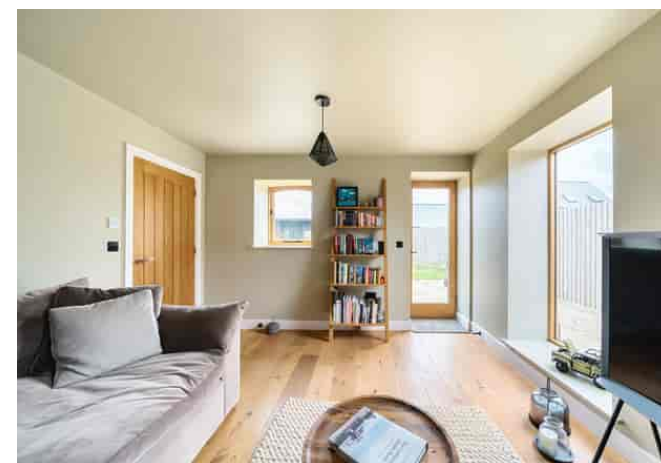




The Old Barn, Claypits, Eastington, Gloucestershire, GL10 3AJ  
Guide Price £800,000





## The Old Barn, Claypits, Eastington, Gloucestershire, GL10 3AJ

Superb Grade II listed detached Barn conversion offering the perfect blend of the charm of a character property and contemporary style living. The Old Barn, converted in 2019 and is now presented and finished to exacting standards offers, stylish and well proportioned accommodation arranged over two floors with fantastic gated level gardens, two car ports, workshop and a home office.

SUPERB HALLWAY WITH VAULTED CEILING AND EXPOSED BEAMS, GROUND FLOOR WC, COAT CUPBOARD, STUDY/BEDROOM FOUR, SPACIOUS OPEN PLAN KITCHEN/DINING ROOM WITH BI-FOLD DOORS AND A FITTED KITCHEN, EXCELLENT UTILITY ROOM, SPACIOUS SITTING ROOM/SNUG, GALLERIED LANDING, THREE BEDROOMS WITH THE MASTER TO EN SUITE, FAMILY BATHROOM, CHARACTER FEATURES THROUGHOUT, DOUBLE GLAZING, UNDERFLOOR AND RADIATOR CENTRAL HEATING, LEVEL GROUNDS WITH GATED OFF STREET PARKING FOR SEVERAL CARS, TWO CAR PORTS, WORKSHOP, SOUTH-WESTERLEY FACING ENCLOSED LAWNED REAR GARDEN, SIDE PEDESTRIAN ACCESS, LARGE PAVED PATIO AND FANTASTIC HOME OFFICE.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

t: 01453 766333

Email: [stroud@peterjoy.co.uk](mailto:stroud@peterjoy.co.uk)



### Description

The Old Barn has been superbly converted to create a stylish and comfortable family home, the accommodation, which is arranged over two floors and is presented to exacting standards comprises, a stunning feature entrance hallway with vaulted ceilings and the expansive glazing brings the outside in and gives a sense of natural light with exposed beams, Oak flooring and balustrades, a useful coat cupboard/storage, ground floor WC, study/bedroom four, spacious and contemporary style open plan kitchen/dining room with Quooker hot water flex tap, bi-fold doors to the rear patio and a fitted kitchen, excellent utility room with base units and sink, dual aspect sitting room/snug with access to the rear garden. The first floor offers a spectacular galleried landing with exposed beams and doors to all other rooms, three bedrooms with Oak flooring, exposed beams and the master bedroom to an en-suite shower room and a family bathroom. Further benefits include under floor heating, double glazing, character features throughout, recently decorated with Farrow & Ball paint and offered with no onward chain.

### Outside

A five-bar gate gives access to the gravelled driveway which provides off street parking for several cars and gives access to the Oak framed car ports and workshop, the workshop, which measures 16'0 x 9'7 and offers power, light and separate access to the rear garden. There is a generous level lawn to the front with beds and a mature tree offering a level of privacy. The generous, lawned south-westerly facing rear garden is enclosed by a boundary wall, fencing and wraps around the south facing aspect with gated pedestrian access to the north, which leads to an extended paved patio which is ideal for alfresco dining and takes in the views towards the Cotswold Escarpment. To the foot of the garden is a fantastic timber finished home office measuring 15'0 x 12'5 with power and light.

### Location

Eastington is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stonehouse with schooling, pubs, a shop, a village hall, hairdressers and brilliant walks close by. Nearby Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly town and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op, three playing fields, pubs and a bustling High Street with independent shops, restaurants and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The Stroud water Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth.

### Directions

From Stroud take the A419 towards Stonehouse and the M5 motorway at the end of the bypass. At the Horse trough roundabout bear left and proceed towards the M5. Continue past Stonehouse Court Hotel and onto the next roundabout. Proceed straight over, signposted M5. Turn left at the next roundabout signposted Eastington and continue into the middle of the village. At the roundabout turn right and the properties can be found on the left hand side, just past Claypits Farm as indicated by our For Sale Board.

### Tenure

Freehold

### Council Tax Band

Band = E

### Services

The vendors have informed us that mains water, sewerage and electricity are connected with gas coming from LPG tank.

### Local Authority

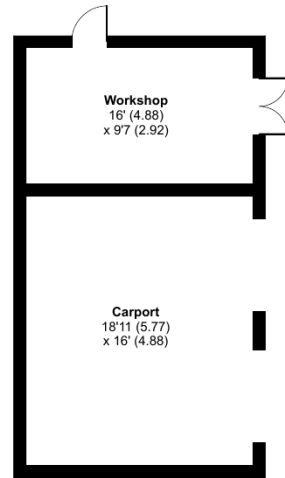
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



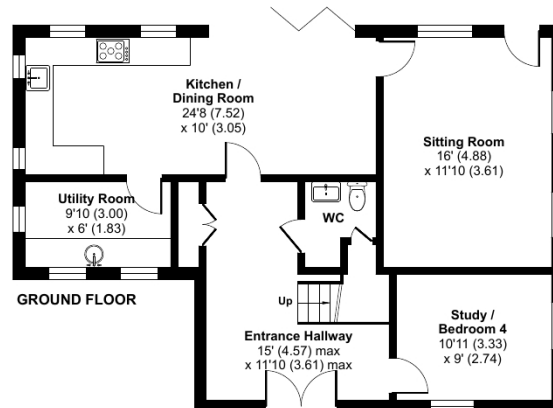
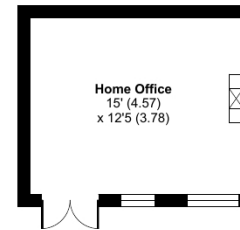
## The Old Barn, Claypits, Eastington, GL10

Approximate Area = 1433 sq ft / 133.1 sq m (excludes void)  
 Outbuildings & Home Office = 339 sq ft / 31.4 sq m (excludes carport)  
 Total = 1772 sq ft / 164.5 sq m

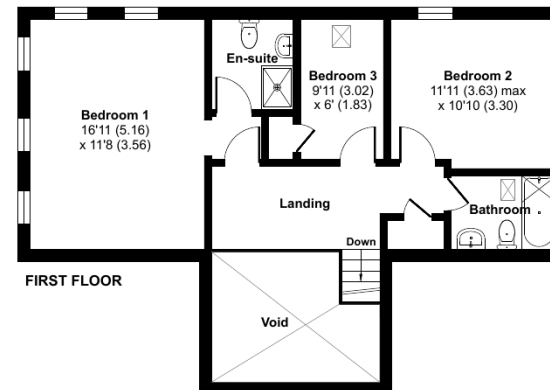
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OUTBUILDINGS



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1005653

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.