



The Barn, Wotton Road, Wotton-Under-Edge, GL12 8JN
Guide Price £740,000

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****Available with no onward chain**** Hunters are delighted to offer this beautiful barn conversion positioned on the edge of Wotton-under-edge with views across open fields. The property is well proportioned throughout having versatile accommodation, and offering multi generational living. The barn is well presented and is set within an acre of grounds with wrap around gardens and off street parking. The property comprises of the following; living room/bedroom, family sized shower room, dining room, recently fitted kitchen with access to rear garden, second reception room and conservatory. Off the inner hallway, there are stairs leading to the principle bedroom with it's own ensuite shower room benefiting from lovely views across the paddock. On the other end of the barn, there is a utility room/kitchenette with a bathroom, and two bedrooms, having it's own entrance from the front of the property, this area can be separated off which is perfect for children who are after more independence or if you have older parents.





Access

The property is accessed by a single track off Wotton Road.

Planning Application

Planning Reference for next door S.25/0063/P3Q - Change of use of an agricultural building to form a single dwellinghouse (C3 Use Class) Once the work is complete this will improve the overall outlook from The Barn

Entrance Hallway

With front door leading into porch.

Reception Room

With exposed beams, dual aspect windows and built in storage.

Inner Hallway

With stairs leading to principle bedroom.

Dining Room

With two windows with views, radiator and built in cupboard and steps leading into the kitchen.

Kitchen

With a range of fitted units with worktop surfaces, sink and drainer, induction hob and oven with extractor hood over, plumbing for washing machine, vaulted ceiling, dual aspect windows and access to rear garden.



Shower Room

Walk in shower with built in cupboards, low flush wc and wash hand basin and window.

Bedroom One

A versatile room, with floor to ceiling window with view and radiator.

Conservatory

Insulated roof, upvc windows with views to Wotton and door leading to front garden.

Bedroom Three

With built in storage, window with views towards the paddock and door leading to the ensuite:

Ensuite

With shower cubicle, low flush wc and wash hand basin.

Back to the main entrance hallway, doors leading off to:

Bedroom Four/Study

With window to the rear.

Bedroom Two/Annexe Part

Dual aspect windows and radiator.



Ensuite

Suite comprising of bath, shower cubicle, wash hand basin and low flush wc with part tiled walls.

Utility/Kitchenette

Fitted units with worktop surfaces, sink and drainer, fitted oven and hob, window.

Outside

The property is approached by a sweeping driveway leading to the front garden and driveway with ample parking. Wrap around gardens with adjoining paddock approx 1 acre, fully enclosed with a mains water supply.

Agents Note

Planning Overage - 30% uplift for 25 years on the paddock if planning permission is obtained.



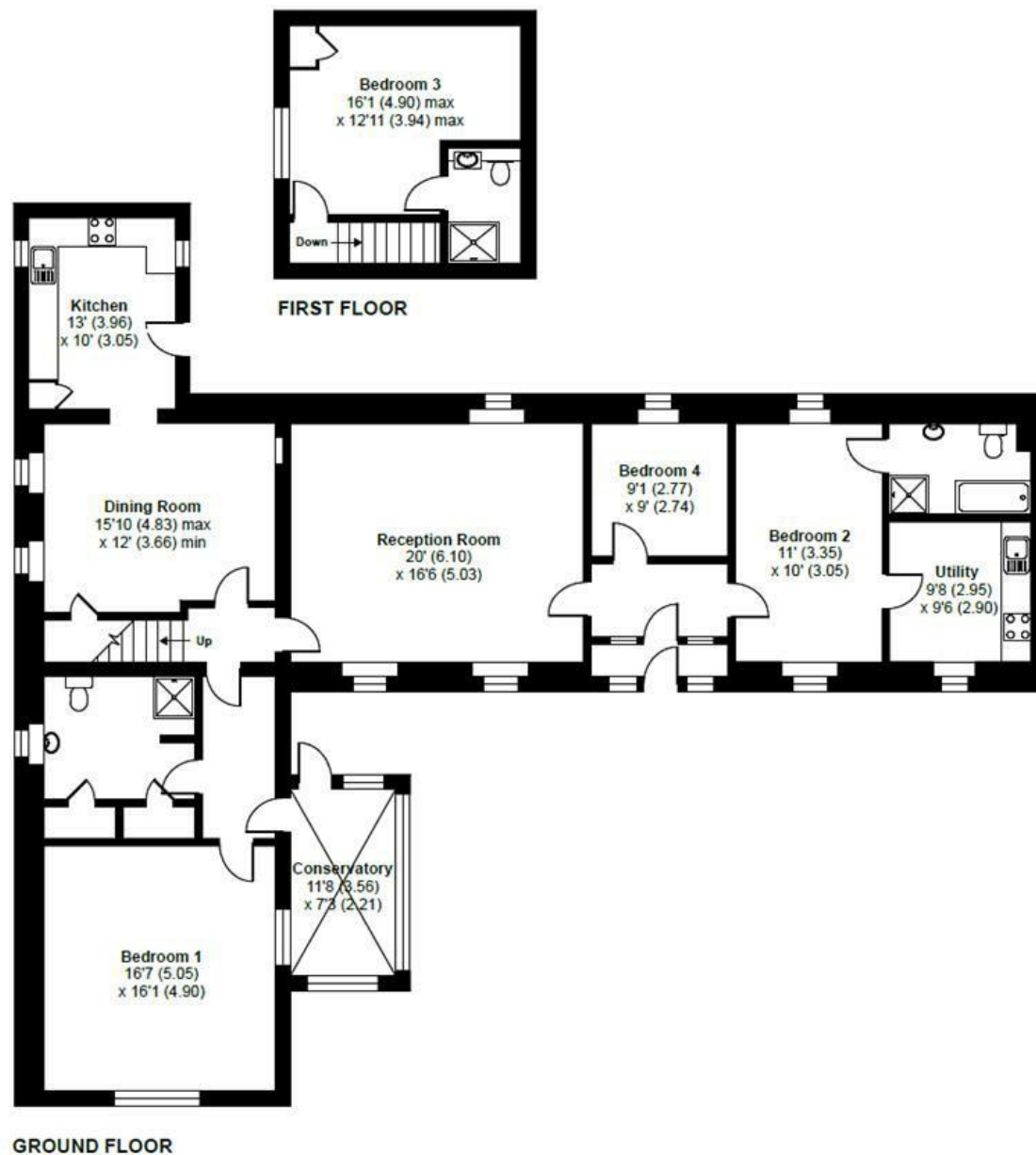


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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