

Singleton Barn Mussel End, Gloucester GL2 9NT

Offers Over £750,000

naylor powell

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• Exceptionally converted four double bedroom barn • Blend of modern & original character features throughout • Open plan room providing large living, dining & kitchen areas measuring almost 900 sq. ft • Planning approved to extend the barn to create an additional master suite • Additional barns & stables with planning approved for self contained holidays lets • Positioned on a plot measuring approximately 0.32 acres • Situated in the popular rural village location of Sandhurst • EPC rating C71 • Tewkesbury Borough Council - Tax Band G (£3,835.10 per annum) 2026/2027

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Accommodation

With over 2,000 sq.ft of living accommodation, this former barn has been wonderfully converted to create this spacious family home. The centre piece of the home is the open plan living area providing suitable living and dining areas alongside the modern kitchen with central island creating the perfect room for entertaining guests and family. The kitchen itself provides plenty of storage space above and below the worktops with integrated dishwasher, spacious for a free standing range cooker and breakfast bar providing additional seating within the room. An abundance of natural light streams into the room via the windows that continue across the length of the home. Access is also provided to a suitable utility room where further worktop and storage space is found alongside integrated fridge/freezer and plumbing for an automatic washing machine.

The master bedroom is situated one end of the barn away from the other bedrooms. The room has two windows overlooking the gardens with access also provided to an en-suite shower room. On the other side of the barn, three additional double bedrooms are found, two benefitting from en-suites and built-in wardrobe space, alongside a stylish and modern family bathroom comprising w.c, wash hand basin, shower cubicle and free standing bath. At this end of the barn, the owners have also had planning approved to extend the barn out further to create additional master suite. (Plans available upon request).

Outbuildings

The property also benefits from two large barns and stables opposite the barn itself all benefitting from power and lighting. The present owners have had planning approved to convert these outbuildings into holidays lets ideal for buyers looking to generate an additional income or to create additional dwellings for multi-generational living purposes. (Plans available upon request).

Outside

Gravelled driveway greets you to the property leading into an open courtyard between the home and the outbuildings providing off-road parking for multiple vehicles. With a walled surround, the barn itself benefits from both lawned and patio areas spanning the length of the property. Suitable space for seating is provided ideal for entertaining guests and alfresco dining throughout the summer months.

Location

Located approximately two miles from the historic Gloucester City Centre, the village of Sandhurst is ideally situated for those seeking a rural position with the benefit of being a short distance from city amenities. Sandhurst also offers fantastic commuter links to Tewkesbury and Cheltenham aswell. With various countryside walks, active Cricket ground and village hall offering a weekend 'bar,' alongside a regular bus route, the village community is perfect for families, working professionals and those seeking a rural position.

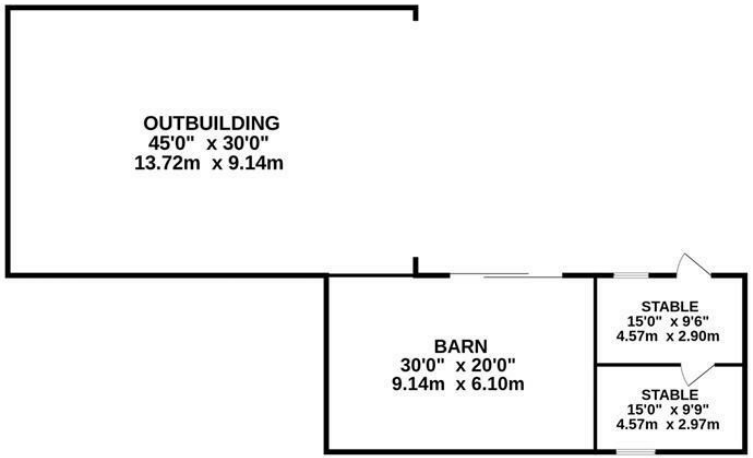
Material Information

Tenure: Freehold.
Local Authority and Rates: Tewkesbury Borough Council - Tax Band G (£3,835.10 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Bio-Disc.
Heating: Air source heat pumps & water powered underfloor heating.
Broadband speed: Basic 14 Mbps, Superfast 76 Mbps, bps download speed.
Mobile phone coverage: Three, O2, Vodafone.





OUTBUILDINGS
2252 sq.ft. (209.2 sq.m.) approx.



PROPERTY
2184 sq.ft. (202.9 sq.m.) approx.



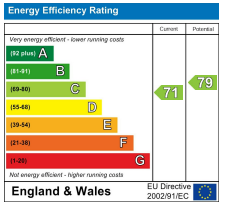
TOTAL FLOOR AREA : 4436 sq.ft. (412.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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