



COOKS GREEN BARN & COOKS GREEN BARN ANNEXE
Lower Apperley | Gloucestershire | GL19 4DY

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Welcome to...

COOKS GREEN BARN

Welcome to Cooks Green Barn and Cooks Green Barn Annexe, located in the Gloucestershire village of Lower Apperley. Originally believed to date back to around 1850, the barn was converted from a derelict building in 2007, which our clients purchased in 2012 and now offer to the market a wonderful Grade II listed detached four bedroom barn with adjoining two bedroom annexe sat within 1.8 acres of gardens and paddock, all hidden from view behind large wooden electric gates and mature hedging, so ensuring the outside world can be left behind the moment you arrive home.

The village is well positioned for Cheltenham, (8 miles), Gloucester (8 miles) and Tewkesbury (4 miles) and so affords easy access for schools, shops, theatres, and those needing to commute with the M5, A38 and A46 all within close proximity. Within the village itself is a primary school, Deerhurst & Apperley C of E and a public house, The Farmers Arms.

Returning to the property, access is gained via the large double wooden electric gates which are fitted with video entry. Once through the gates the extent of the ground the property offers is clear. There is a large gravelled turning and parking area which in turn leads to the detached garage and workshop, detached four bay red brick car port, stable block and attached paddocks.

Walking through a picket fence, the main barn is imposing and beautifully appointed with a natural presence. The main frontage is taken up by the large glass entrance which begins at ground level and finishes at the peak of the roof ridge line.

Once inside, the space on offer is incredible, the formal living room measures just under nine metres long, the dining room just under five metres and the main entrance hall is in excess of eight metres with a wall of glass found to the rear of the property, flooding the building with natural light and then there is the roof space, which has to be seen to be admired.

With the roof space being completely open, the exposed roof trusses are a wonderful sight, especially when lit up from the huge number of spotlights running the length of the building.

Further accommodation to the barn includes a modern yet neutral fitted kitchen, offering a host of integral appliances and granite work surfaces, a separate cloakroom and four double bedrooms, arranged over the two floors.

Three of the bedrooms are found to the ground floor whilst the guest bedroom is accessed via a spiral stairwell and from the galleried landing enjoys a wonderful overview of the space below.

The guest bedroom benefits from an en-suite shower room whilst the master bedroom enjoys a separate dressing room and a delightful, four-piece bathroom complete with freestanding bath, double walk in shower and his n her sink units.

Finally, the barn is completed by the three-piece family bathroom, which like the rest of the building is neutral yet modern in its finish.









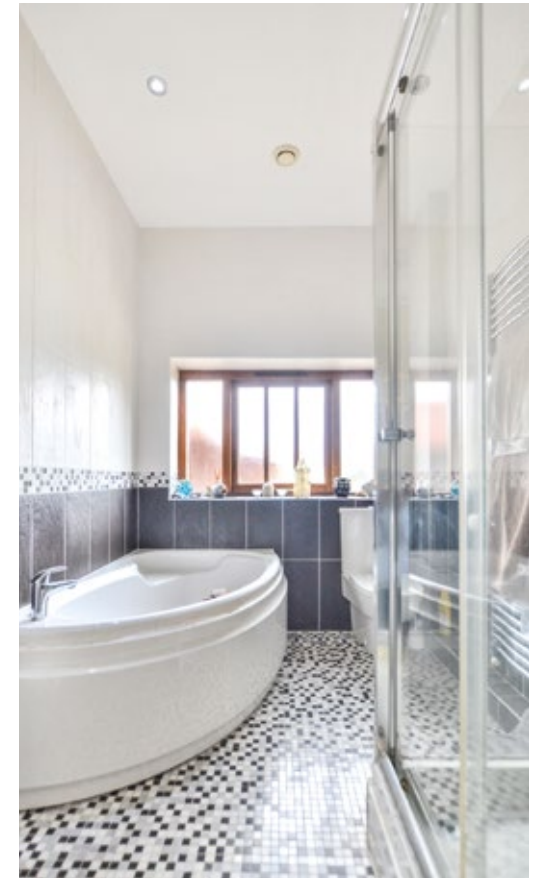
Welcome to...

COOKS GREEN BARN ANNEXE

Stepping out of the main barn and walking across the gravelled terrace, brings you to the detached, two bedroom self-contained annexe which we are advised contains a restriction within the properties title that this building is to be used as ancillary accommodation to the main building and should not be used for rental/ business purposes.

Inside the annexe, known as Cooks Green Barn Annexe, the accommodation comprises of: entrance hall, open plan living, kitchen/dining room with the kitchen offering a wealth of units and built in appliances. The two bedrooms that the property affords are both double rooms and offer a wonderful outlook over neighbouring paddocks, with the property's accommodation completed by the four-piece bathroom.

All of the utilities for the annexe are separate from the main building with the council tax band being rated as A. Outside, the properties enjoy lawned gardens, gravelled terrace and a hot tub and from the rear of the annexe, the views are a delight.





Explore outside...

Should the new owners have horses and wish to stable them at the property then there are three stables, with one of the stables having a rear door leading directly into the paddock behind. There is also an attached tack room. There are two accesses to the paddock, one being a pedestrian gate, the other a large metal gate wide enough for a vehicle to drive through.

In summary, the property offers a wealth of accommodation, private grounds, plenty of parking and the ability for families to live in comfort, together yet independently and it is due to all of the above, that viewing of the fabulous property comes highly recommended.

- Stunning four bedroom Grade II listed barn conversion located within desirable village setting
- Property also benefits from a self contained two bedroom detached annexe
- Further features to the property include three stables and tack room and adjoining paddocks
- Detached four bay car port plus a detached garage and workshop measuring 12m x 10m
- Main barn offers wonderful open plan living space with double height open roof with exposed beam
- Modern kitchen with granite work surfaces, four double bedrooms, two with en suite
- Annexe offers open plan living accommodation of living/dining and modern fitted kitchen
- Completing the annexe are two double bedrooms and four piece bathroom
- Gardens and paddocks total 1.8 acres, all hidden from view via hedging and large electric gates
- Must be viewed to be fully appreciated

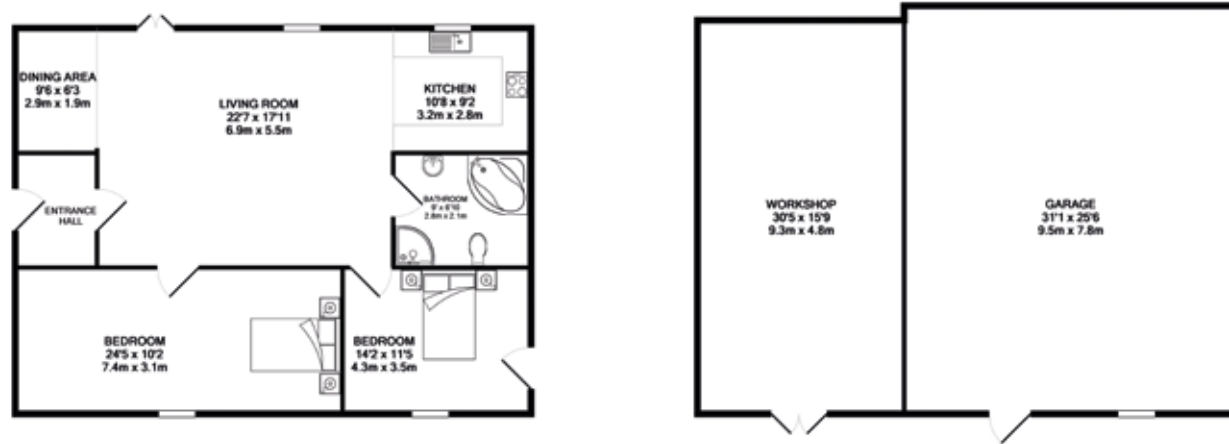
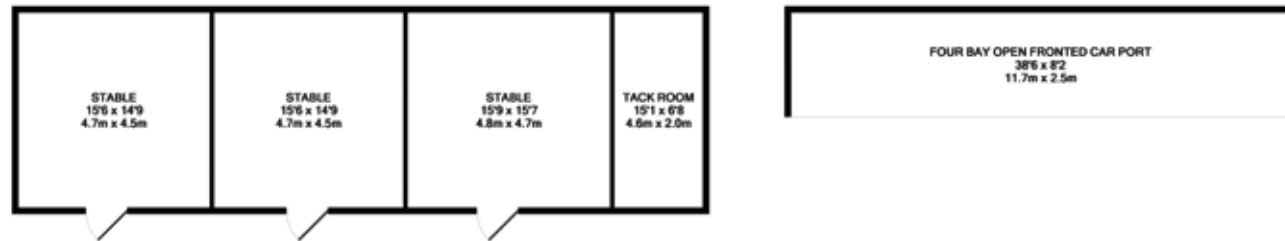
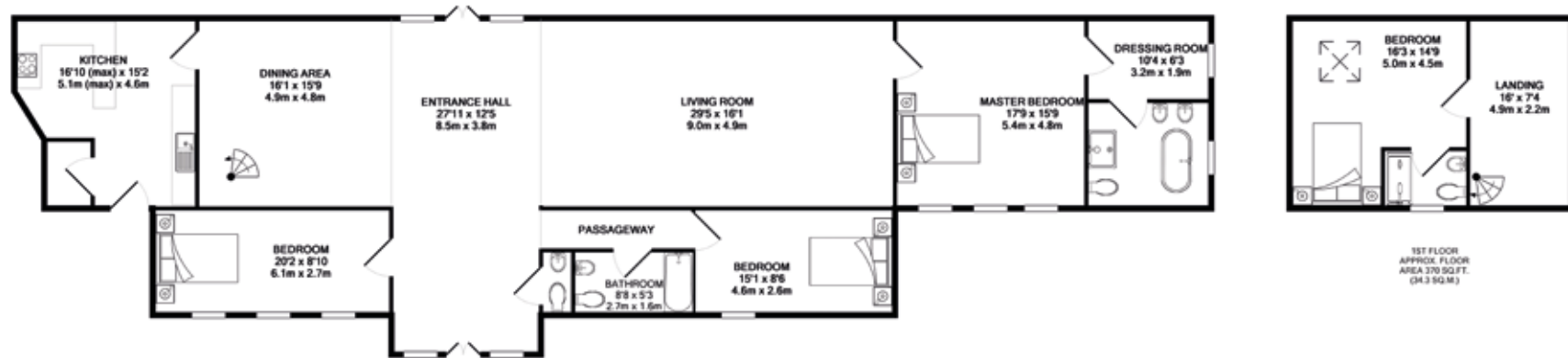
DIRECTIONS

Please enter the following postcode into your sat nav system – GL19 4DY. Upon entering the village, you will pass a road speed sign. Just after this, the property can be located on the right hand side of the road.

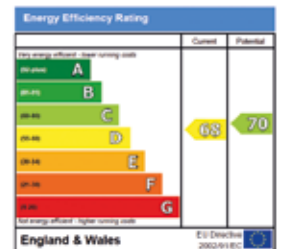








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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