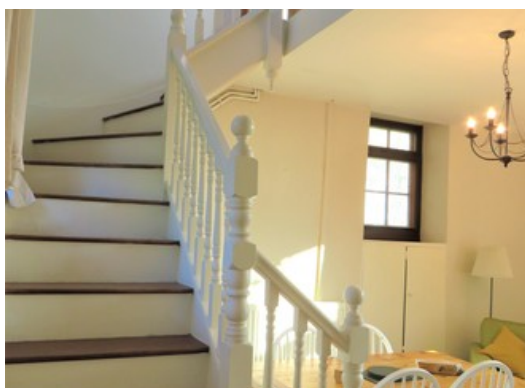
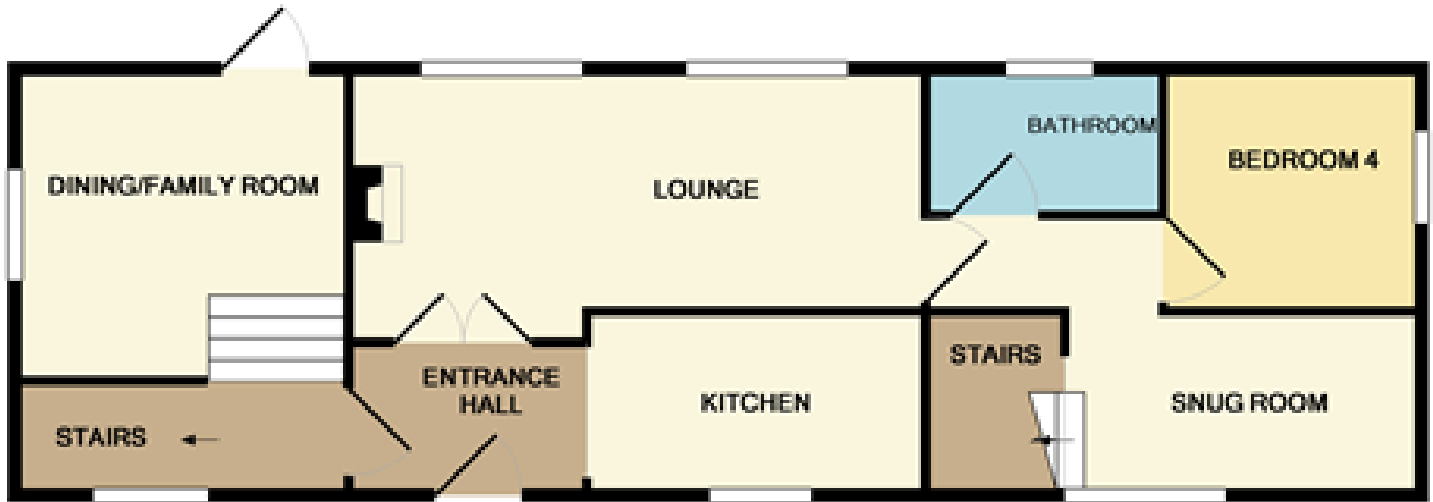




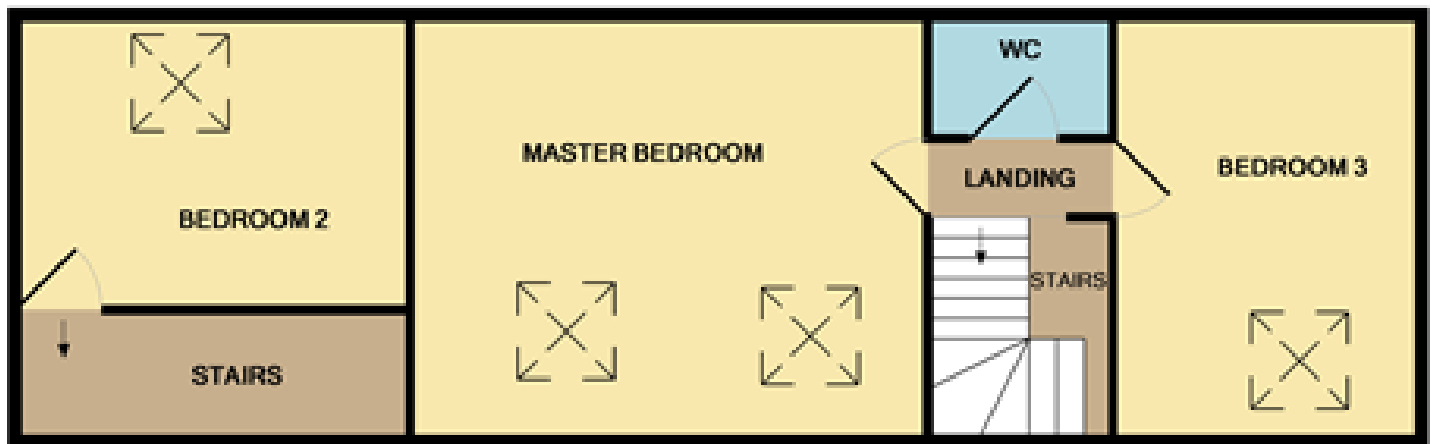
McKernon Oakley Estate Agents are delighted to offer this exceptional 4 bedroom CONVERTED BARN providing spacious and versatile living accommodation situated in the hamlet of Staunton, Coleford.

VIEW NOW TO AVOID DISAPPOINTMENT





GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1391 SQ.FT. (129.2 SQ.M.)

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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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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The property comprises of Entrance, Lounge, Kitchen, Dining/Family Room, Snug, Family bathroom and bedroom 4 and three further bedrooms to the first floor.

ENTRANCE - 8.01 x 5.03

Accessed via partly glazed wooden stable door with glazed side window to front aspect, radiator, tiled flooring, power point, DOUBLE DOORS OPENING INTO -

LOUNGE - 18.01 x 13.07

Feature stone fireplace and tiled hearth and log burner inset, solid oak flooring, exposed ceiling beams, ceiling down lighters, television point, power points, radiator, Two UPVC double glazed full Georgian bar windows to rear aspect.

KITCHEN - 11.05 x 6.00

Bespoke solid wooden fitted base units with square edge block oak worktops, built-in wine rack, pantry storage cupboard, Belfast sink with mixer over, ceiling down lighters, tiled splash backs and flooring, UPVC double glazed full Georgian bar window to front aspect.

DINING/FAMILY ROOM - 14.03 x 11.09

Steps down to split level, wood effect laminate flooring, bespoke built-in writing bureau with shelving, cupboard storage housing oil fired central heating boiler, UPVC double glazed window to side aspect, UPVC fully glazed full Georgian bar window opening onto rear parking.

STAIRCASE TO BEDROOM TWO

Vaulted ceiling with exposed ceiling beams, UPVC full Georgian bar window to front aspect.

BEDROOM TWO - 12.04 x 12.02

Vaulted ceiling, exposed ceiling and wall beams, built-in cupboard storage, Feature glazed floor to ceiling window over looking staircase, power points, Velux to rear aspect enjoying views over countryside.

SNUG ROOM - 14.01 x 8.00

Solid oak flooring, radiator, power point, telephone point, exposed ceiling beams, UPVC double glazed full Georgian bar window to front aspect, Stairs to first floor.

BEDROOM FOUR - 9.01 x 8.08

Radiator, power point UPVC double glazed window to side aspect.

FAMILY BATHROOM - 8.01 x 5.04

Three piece suite comprising of bath with tiled surround and electric shower over, low level WC, pedestal hand wash basin, tiled flooring, ceiling down lighters, chrome heated towel rail.

FIRST FLOOR LANDING - 7.03 x 2.04

Velux to front aspect, exposed ceiling beams.

CLOAKROOM - 6.03 x 4.01

Two piece suite comprising of low level WC, pedestal and hand wash basin, built-in storage.

MASTER BEDROOM - 17.04 x 12.09

Bespoke fitted wardrobes with hanging rail and shelf storage, power points, radiator, access to loft space, Two Velux windows to front aspect.

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BEDROOM THREE - 12.11 x 9.08
radiator, power point, Velux to front aspect.

OUTSIDE

Front

Accessed via five bar wooden gate onto gravel driveway suitable for parking several vehicles, lawned area, with planted borders, natural stone patio area.

REAR

Allocated parking space to rear

All in all an internal viewing is highly recommended by the selling agent to appreciate what is on offer.

Consumer Protection from Unfair Trading Regulations 2008

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