

Birdlip Farm, Birdlip, Gloucestershire, GL4 8JH



Lovely barn conversion • Two bedrooms • Sitting and kitchen/diner • Tucked away position • Garden • Garage and parking • Village setting • EPC D

Birdlip Farm,

Birdlip, Gloucestershire, GL4 8JH

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This delightful, two bedroom, barn conversion enjoys a most pleasant tucked away position in the charming and ever popular Cotswold Village of Birdlip. This attractive home is full of charm and is well placed with good access to a range of amenities, facilities and some breath-taking countryside walks. For those travelling further afield there is easy access to Cirencester, Cheltenham and Stroud together with the M5 motorway.

The accommodation briefly comprises of an entrance hall where there is room for a small desk and a cupboard which houses the electric boiler. The sitting room has a fitted wood burner, stairs to the first floor and a feature beam. The kitchen/diner has a range of wall and base units with some integral appliances, working surfaces over, room for a table and a French door leading out to the garden.

At first floor level the landing leads to the two bedrooms, both having fitted wardrobes and the main family bathroom which enjoys a white suite and has a separate shower over the bath.

Outside the garden is designed with ease of maintenance in mind and is predominately laid to gravel. There is room for parking if required and there is a separate single garage.

Amenities

Birdlip is a Cotswold village around 6 miles south of Cheltenham, 8 miles south east of Gloucester and provides good access to Cirencester, Swindon and M4, as well as A40 for Oxford and London. The village has a much sought-after primary school and a traditional Inn at The Royal George Hotel. Out of the village, the Cotswold Way runs through a designated area of outstanding natural beauty. A major supermarket is available a few miles away in Brockworth.

Directions

Leave Cirencester along the Gloucester Road and join the main A417 and head towards Gloucester. Continue to the roundabout where you take the second exit continuing towards Gloucester. After approximately a mile turn left towards Birdlip and Stroud on a B4070. Bear

left on the bend towards the school. You will see a driveway after about 100 yards on your left hand side.

Services & Tenure

The Tenure is Freehold

Local Authority

Cotswold District Council.

Council Tax Band ~ C

Our reference

CIR/JC/KW/10032023

We'd love to hear from you

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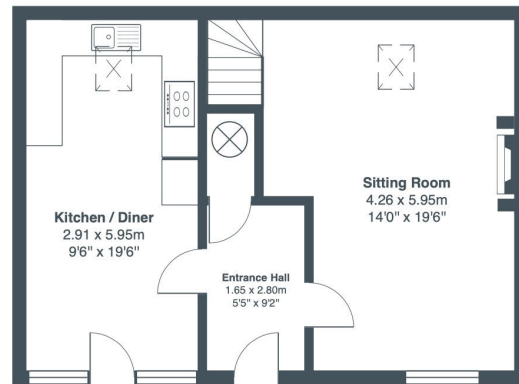




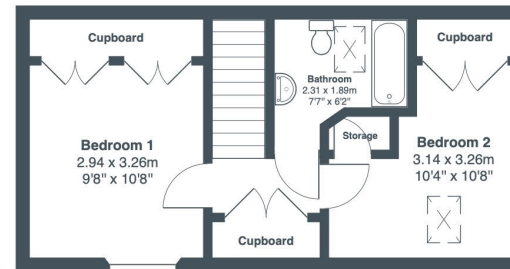


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PROPERTY MADE PERSONAL



Ground Floor



First Floor



Total Area: 98.6 m² ... 1061 ft²

All measurements are approximate and for display purposes only.

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