

PerryBishop

PROPERTY MADE PERSONAL



Hilcrest Barn, Laynes Farm, Birdlip, Gloucester, Gloucestershire, GL4 8LH

£1,275,000

Hilcrest Barn,

Laynes Farm, Birdlip, Gloucester, Gloucestershire, GL4 8LH

Key Features



4
Bedrooms



2
Bathrooms



1
Reception

- Eco Friendly
- Beautiful Countryside Location
- Four Double Bedrooms
- High Specification
- Large Garden
- Outbuilding
- Outstanding Views
- EPC: TBC

About the property

Welcome to Hilcrest Barn, a gem situated at the entrance of a charming development comprising only four beautifully converted properties. This Cotswold Stone barn conversion has been meticulously crafted, with attention paid to every detail.

Upon entering the spacious entrance hall, you are greeted with ample storage and a convenient cloakroom. From here, you can either proceed left towards the bedrooms or right into the expansive and exceptional kitchen and reception areas. The kitchen, designed by Hacker, features a stunning curved island and is equipped with high-quality Siemens and Caple appliances, as well as abundant cupboard space. One of the standout features of this room is the vaulted ceiling with its impeccably restored beams, adding a touch of rustic elegance.

This architectural charm extends into the reception

area, which is bathed in natural light thanks to the large windows and double doors that open onto a private garden. The stone gable end wall enhances the room's character, and the double doors provide seamless access to a spacious patio and outbuildings.

On the ground floor, you'll find two generously sized double bedrooms, one of which boasts an ensuite bathroom. The first floor hosts two additional large bedrooms and a well-appointed family bathroom, offering plenty of space for family and guests.

The substantial garden, primarily laid to lawn, features a full-width patio that serves as an ideal space for outdoor dining and relaxation. Additionally, there is an outbuilding designed as a home office and separate storage area. The panoramic views of the open countryside are truly breathtaking, creating a serene and idyllic setting for this remarkable home.

Hilcrest Barn combines the charm of rural living with the comforts of modern design, making it the perfect sanctuary for those seeking a tranquil lifestyle without compromising on luxury.

In addition to its aesthetic and practical attributes, Hilcrest Barn is also eco-friendly. The home is powered by air source heat pumps, providing efficient and sustainable heating and furthermore includes EV charging points.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

What 3 Words: [///slides.tags.fuzz](https://www.what3words.com////slides.tags.fuzz)

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band: TBC

Our reference

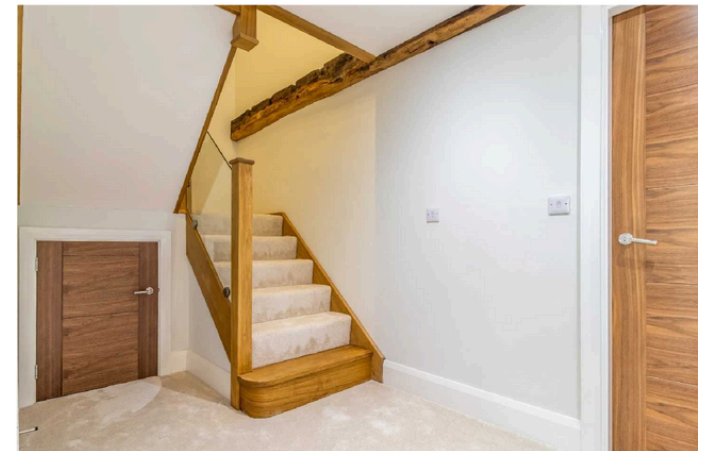
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We'd love to hear from you

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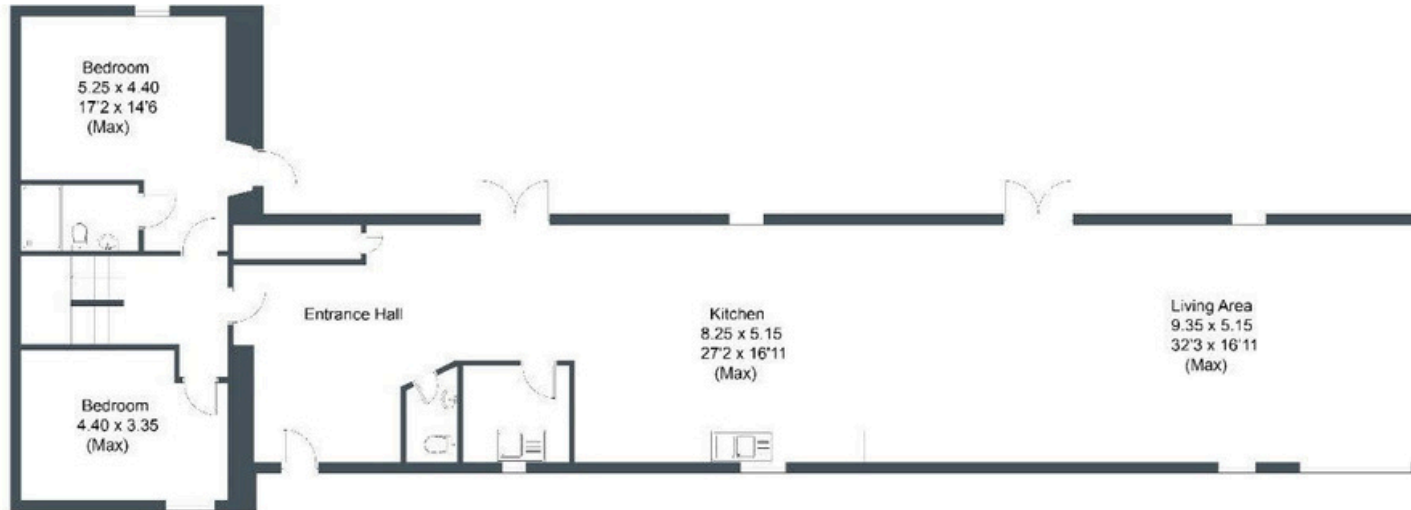








Total area = 285.75 Sqm (Approx)



Second Floor



Out Buildings





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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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