



PERRYTREES,

Blanchworth, Stinchcombe, Dursley, Gloucestershire, GL11 6BB

Presented by
Shirley McCoy

PerryBishop
PROPERTY MADE PERSONAL

Step Inside

Nestled amidst rolling countryside in the charming hamlet of Blanchworth, Perrytrees is a truly enchanting country home that beautifully blends traditional character with contemporary comfort. Surrounded by open meadows and enjoying far-reaching rural views, this unique collection of converted barns and cottages offers an idyllic Cotswold lifestyle, combining period charm, flexibility and exceptional versatility.

Approached through beautifully established gardens, where climbing roses, mature herbaceous borders and seasonal planting create a delightful tapestry of colour throughout the year, the property enjoys a wonderfully peaceful setting. The accommodation comprises a substantial detached barn conversion, an adjoining annexe and a separate two-bedroom converted barn, offering a rare opportunity for multi-generational living, guest accommodation, home-working or income potential.

KEY FEATURES

- Delightful rural setting with far-reaching countryside views
- Beautifully landscaped gardens with mature planting and fruit trees
- Flexible accommodation extending to the main house, annexe and separate barn conversion
- Detached two-bedroom barn conversion with open-plan living
- Detached separate 2 bedroom barn conversion
- Character features blended with contemporary finishes
- Double open garage with solar panels and battery storage
- Workshop, sheds and the charming former smithy with wood-burning stove
- Excellent access to surrounding towns, amenities and commuter routes

ABOUT THE PROPERTY

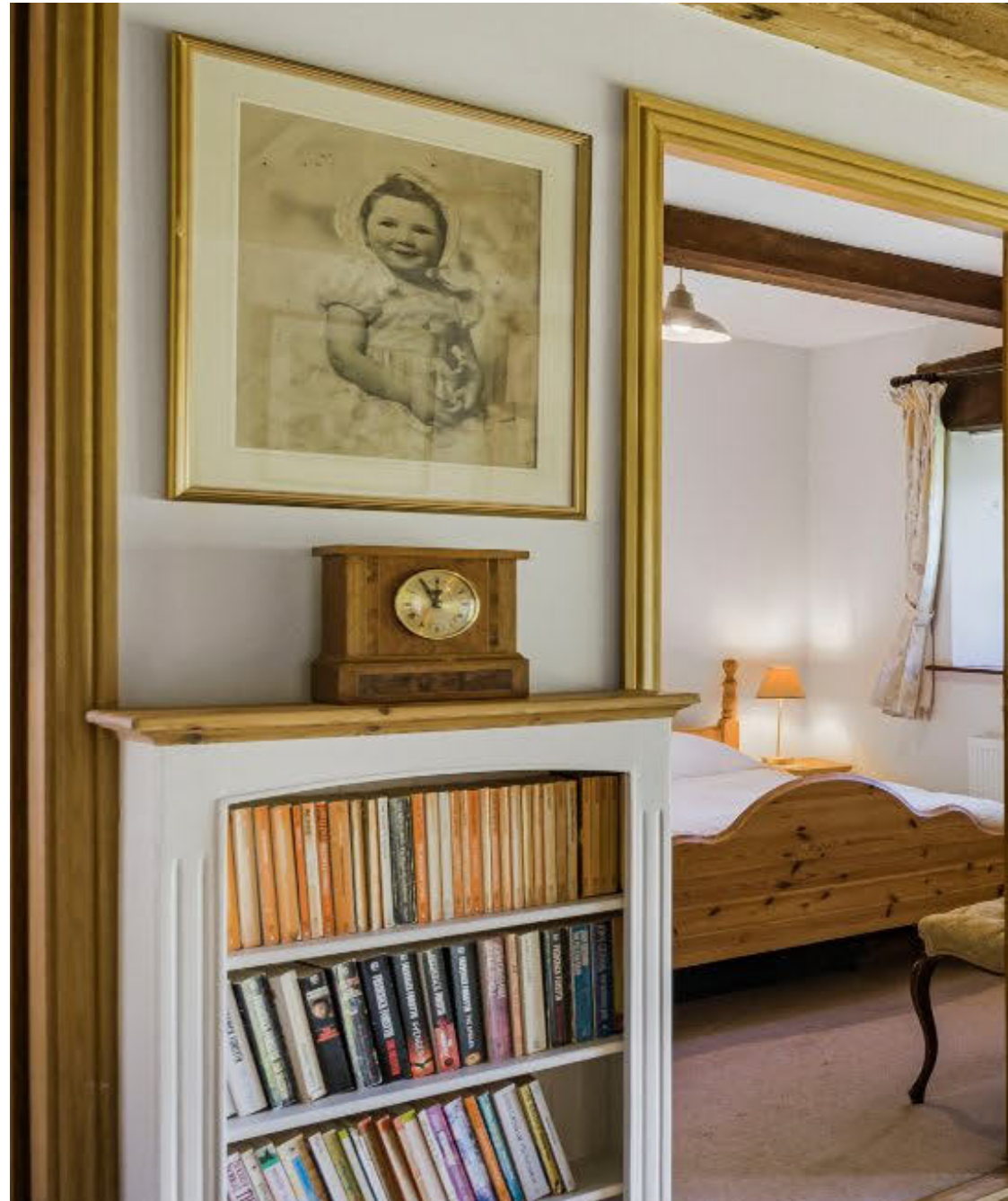
At the heart of the property is an impressive detached barn conversion that successfully combines the warmth and charm of its agricultural heritage with stylish contemporary finishes. Character features sit comfortably alongside modern conveniences, creating welcoming and light-filled living spaces that are both elegant and practical for modern family life.

The principal residence offers flexible accommodation including three bedrooms, a dressing room to the principal suite, two bathrooms, a welcoming reception hall currently used as a dining room, a cosy snug with wood-burning stove and an additional reception room ideal as a study, music room or family room. The kitchen and utility areas have been thoughtfully designed to provide contemporary functionality whilst retaining the property's inherent charm and connection to the surrounding countryside.

Outside, the gardens are a particular delight and form an integral part of the property's appeal. Beautifully planted herbaceous borders, fragrant roses and mature fruit trees create a quintessential English country garden atmosphere, whilst open meadows and unspoilt countryside beyond provide a stunning backdrop throughout the seasons. Several seating terraces offer wonderful places to enjoy morning coffee, outdoor dining or simply take in the surrounding landscape and abundant wildlife.

Further enhancing the lifestyle on offer are the workshop, garden sheds, double open garage with solar panels and battery storage, together with the charming former smithy, now transformed into a cosy retreat complete with a wood-burning stove.

Set within an enclosed private plot and surrounded by some of Gloucestershire's most attractive countryside, Perry Trees presents a rare opportunity to acquire a characterful and highly adaptable home offering the very best of country living.

















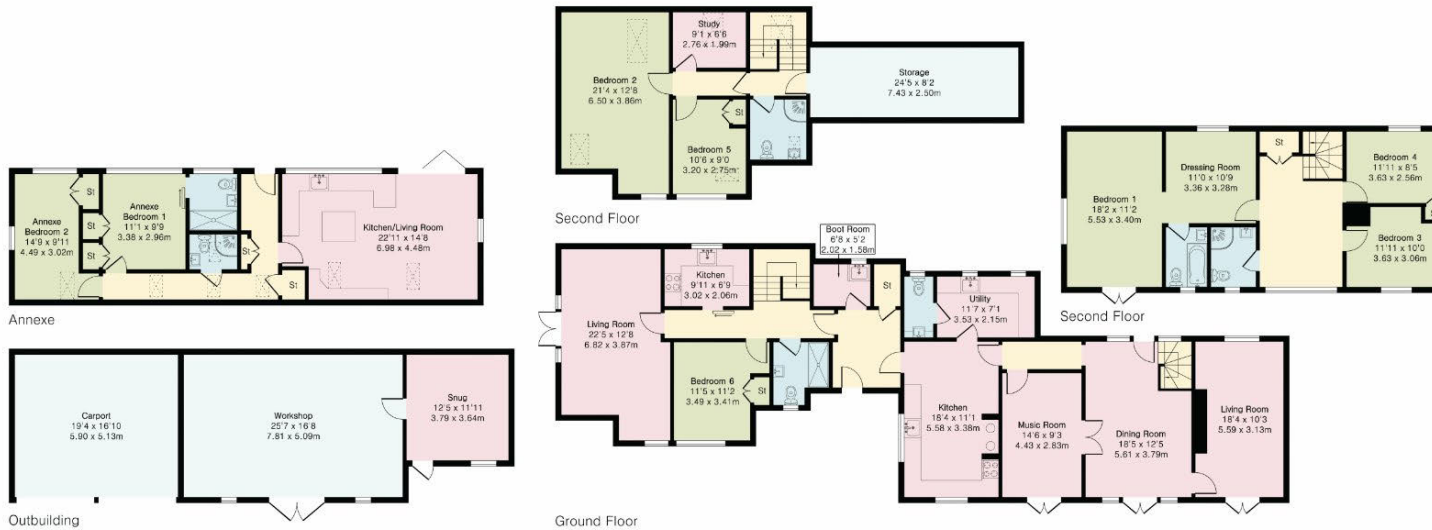
**Approximate Gross Internal Area 4053 sq ft - 377 sq m
(Excluding Outbuilding)**

Ground Floor Area 1685 sq ft - 157 sq m

Second Floor Area 1570 sq ft - 146 sq m

Annexe Area 798 sq ft - 74 sq m

Outbuilding Area 582 sq ft - 54 sq m



ADDITIONAL INFORMATION

The property is ideally situated with excellent links to M4/M5 for access to London and Bristol with local shopping centres; Cribbs Causeway, Cabot Circus and in Gloucester; The Quays. There are excellent schools within a short distance, North Nibley Primary School and a selection of others, and Secondary Schools; Katharine Lady Berkeley College, Rednock and grammar schools; Stroud High and Marling. The nearest train stations are Cam and Dursley (ten minutes away) Stonehouse and Stroud with trains to Bristol, Gloucester and London.

Directions

From our office in Nailsworth, take the A46 and then the A4135 to Dursley. Stay on the A4135 as you drive through Dursley, passing Sainsbury's and then Rednock school on the right hand side. Go straight over the first mini roundabout and then take the left hand turning at the next roundabout signposted towards Wotton and Stinchcombe. Follow the road for about half a mile and take the left turn to Stinchcombe. Follow the road along and turn right towards the church then turn left onto Wick Lane, at the end turn right where the property can be found a short distance along on the right hand side.

What3Words: ///shifters.lifts.tissue

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Private Supply
Heating - Oil; Main House
Air Source Heat Pump; Small Barn Conversion
9KW Solar Panels: Whole Property
23KW Battery Storage: Whole Property

Local Authority

Stroud District Council
Council tax Band - G

Our reference

NAI/SM/MS/18022026

We'd love to hear from you

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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