

The Old Lodge Barn

Kempley, Dymock GL18 2BS

STEVE GOOCH
ESTATE AGENTS | EST 1985

The Old Lodge Barn

£1,200,000

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AN EXCEPTIONAL NEW BUILD SINGLE STOREY BARN CONVERSION STANDING AT OVER 3400 SQ FT WITH STUNNING PANORAMIC VIEWS OF THE MALVERN HILLS SET IN A 1/2 ACRE PLOT, LUXURIOUSLY APPOINTED THROUGHOUT WITH AIR SOURCE HEAT PUMP AND TRIPLE GLAZING.

The property is situated in the village of Kempley which has 2 Churches, Village Hall and is approximately 2.5 miles from Dymock which offers amenities to include a Parish Church, Public House, Garage and Primary School with Senior Schooling and further facilities available in Newent approximately 4 miles away.

The village is also approximately 2-3 miles away from the M50 junction 3 for connection to the M5 for the Midlands, the North and South West.



Property entered via side aspect door with triple glazed side and top panels into:

ENTRANCE HALL
10'5" x 11' 2" (3.18m x 3.35m 0.61m)
With vaulted ceiling, built in storage units, with door to:

CLOAKROOM
9'3" x 4'3" (2.82m x 1.30m)
With tiled floor and walls, wash hand basin, mixer tap and cupboard below, rear aspect window:

UTILITY ROOM
9'3" x 6'8" (2.82m x 2.03m)
With built in units, oak work tops, Belfast sink, mixer tap, plumbing for washing machine, space for tumble dryer above, tiled floor, spot lighting, side aspect window.

KITCHEN / DINING / FAMILY ROOM
44' x 30'2" narrowing to 26' (13.41m x 9.19m narrowing to 7.92m)
Kitchen area comprising a range of base and wall mounted units, with work tops and splash backs, space for American fridge freezer, integrated Bosch double oven and four ring hob with built in extraction, integrated dishwasher, vaulted ceiling with roof lights, spot lighting and rear aspect windows enjoying panoramic views towards the Malvern Hills.

The dining area has roof lights, rear aspect sliding doors, to patio and gardens.

The lounge area has sliding doors to patio and gardens, side aspect window, cast iron log burner with slate hearth, all enjoying uninterrupted views to the Malvern Hills.

Dining area door leads into:

PANTRY
9'3" x 7'2" (2.82m x 2.18m)
Built in base units with work tops, integrated fridge, tiled flooring, wall light fittings, extractor fan.

From the Kitchen / Diner / Family Room, opening to Hallway with vaulted ceiling, exposed steels and roof lights, with side door providing alternative access from the other driveway. Door leads into:













PLANT ROOM
9'7" x 7'2" (2.92m x 2.18m)
With Vent Axia VHR, ventilation/air circulation system. All equipment and pipework is housed here for the under-floor heating and hot water.

MASTER SUITE
17'8" x 13'6" (5.38m x 4.11m)
Bedroom area having wall light fittings, spot lighting, rear aspect sliding doors enjoying unspoilt views of the Malvern Hills. Walk-in dressing room, with built in wardrobes and storage and door leading to:

EN-SUITE
10'7" x 6'9" (3.23m x 2.06m)
Walk-in double shower cubicle, with inset over head detachable shower systems, vanity wash hand basin, mixer tap, cupboards below, WC, panelled bath with mixer tap, tiled floor and walls, spot lighting, extractor fan, and rear aspect window where unspoilt views toward the Malvern Hills can be enjoyed from the bath tub.

BEDROOM TWO
14'0" x 13'5" (4.27m x 4.09m)
Wall light fittings, spot lighting, TV point, rear aspect window and door into:

EN-SUITE
9'2" x 7'10" (2.79m x 2.39m)
Double shower cubicle, sliding screen, over head shower systems, WC, vanity wash hand basin, cupboards below, tiled floors and splash backs, spot lighting, rear aspect window.

BEDROOM THREE
15'4" x 13'9" (4.67m x 4.19m)
Wall light fittings, spot lighting, rear aspect window. Door to shared Jack and Jill bathroom with bedroom four.

BEDROOM FOUR
14'5" x 10'4" (4.39m x 3.15m)
With spot lighting, wall lighting, rear aspect window. Door to shared Jack and Jill bathroom with bedroom three.

JACK AND JILL BATHROOM
11'7" x 10'4" (3.53m x 3.15m)
With double shower cubicle, overhead detachable showers, large bath tub with centrally positioned mixer tap, WC, his and hers wash hand basins, cupboards below, tiled floor and walls, spot lighting, rear aspect window.

BEDROOM FIVE / SITTING ROOM
15'11" x 10' (4.85m x 3.05m)
Currently used as a snug/sitting room. With herringbone wooden flooring, built in storage units, wall light fittings, rear aspect window enjoying uninterrupted views of the Malvern Hills

STUDY
10'1" x 7'8" (3.07m x 2.34m)
Accessed by sliding doors from the hallway, Herringbone flooring, built in desk and floor units, spot lighting, rear aspect window enjoying the Malvern views.

OUTSIDE
Paved entrance apron, leads to sweeping gravelled parking area with parking for four to six cars. Driveway is flanked by swathes of lawn and planted beds. Pathway at the rear of the property leads to large patio seating area, from the dining/family room, with the gravel pathway continuing to further seating area from master bedroom, pathway continues to the other front door where there is a further gravelled parking area for four to six cars. Here you will also find an outbuilding and original single garage.

The lower garden is laid to lawn with children's adventure playground, enclosed by native hedging and offers magnificent and uninterrupted views of the Malvern Hills.

GARAGE and WORK SHOP
Block built garage and work shop.

SERVICES
Mains water, electricity, septic tank drainage, Air Source Heat Pump.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: G
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.









TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

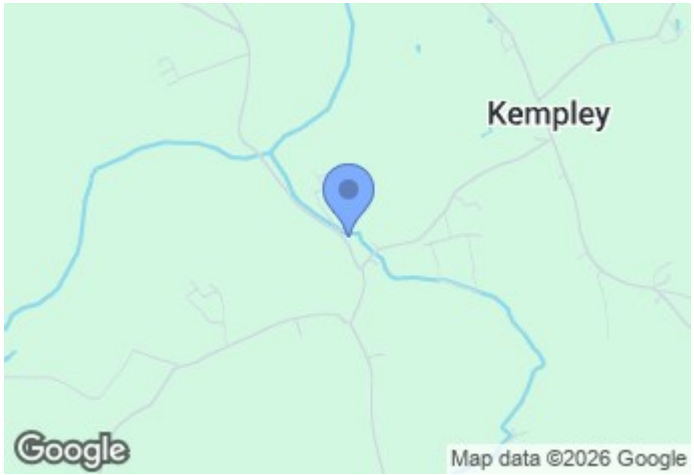
DIRECTIONS
What3words: ///precautions.noises.speedily

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

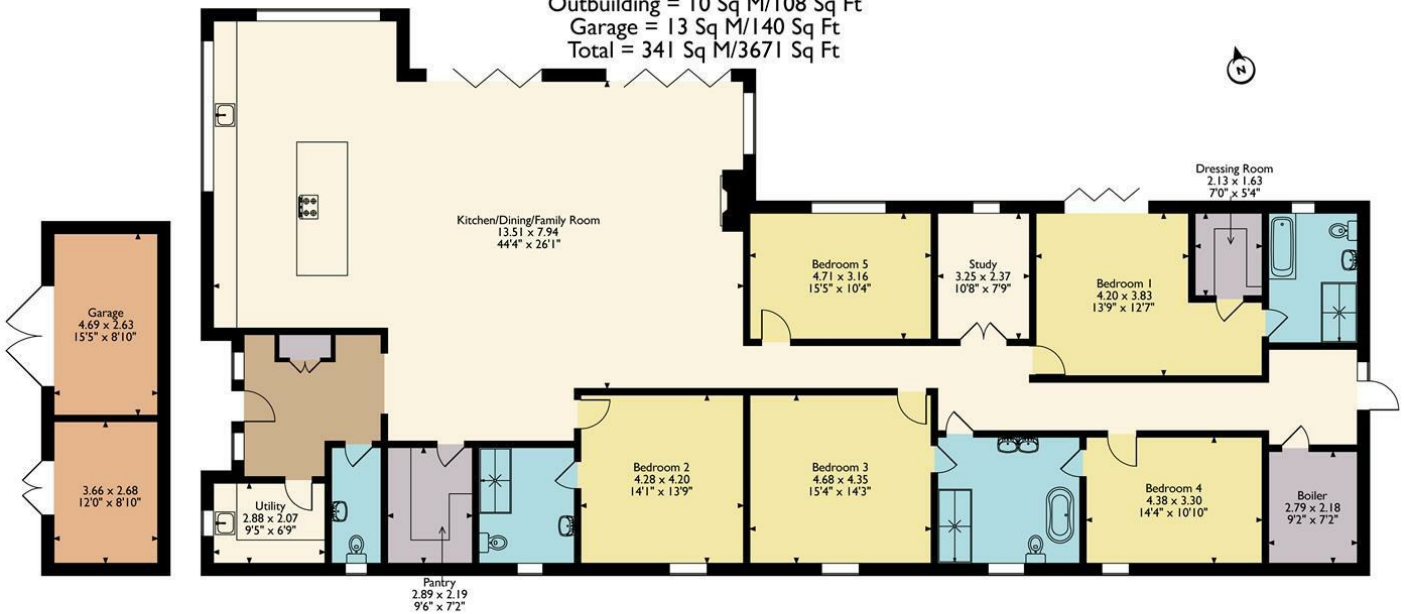
AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.



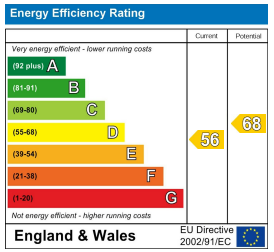


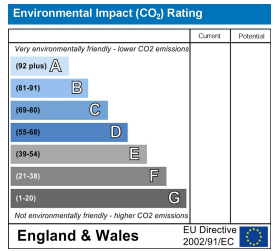


The Old Lodge Barn, Kempley, Dymock, Gloucestershire
Approximate Gross Internal Area
Main House = 318 Sq M/3423 Sq Ft
Outbuilding = 10 Sq M/108 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 341 Sq M/3671 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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