



THE OLD TANNERY

BLAISDON, GL17 0AH

Offers in excess of: £975,000

This Grade II Listed barn conversion is found in the heart of an idyllic village, encircled by tranquil countryside. The three-bedroom home carries a plethora of timelessly elegant features and is set within approx. 10 acres of land which includes five paddocks, two substantial barns and an outdoor arena making it perfect for equestrian use. The property also has the benefit of planning permission to extend - please enquire for more information.

- Three bedrooms, one with en-suite facilities
- Country kitchen
- Sitting room
- Bathroom
- Utility room
- Cloakroom
- Five paddocks
- Two detached barns
- 20x45m(approx) arena
- Two field shelters
- Private garden
- Gated driveway
- Carport

The small village of Blaisdon, nestled in a quiet corner of the Royal Forest of Dean, lies around ten miles west of the cathedral city of Gloucester. There is a pleasant 16th century country pub, The Red Hart Inn, in the heart of the community, plus a village hall and a number of different walks around the village, taking in fields, woodlands and country lanes.







The dual-aspect sitting room is a charming, light-streamed area. There is a flagstone floor – which continues throughout this level of the property – plus exposed beams and a stone fireplace which houses a wood-burning stove. The country kitchen also features exposed beams and traditional touches, such as a Rayburn cooker, Belfast sink and solid wooden worktops. There is also a separate utility room and cloakroom beyond here.

A staircase in the kitchen leads to the first floor of the property and its galleried landing. On one side, there is a master suite - a triple-aspect space which includes a vaulted ceiling, exposed beams and an en-suite shower room but its most striking focal point is a featured wattle and daub wall. The opposite side of the landing leads to two further characterful double bedrooms, both of which are serviced by a family bathroom which has a three-piece suite. There are two doors leading in to here – one from the hallway and one from the largest bedroom.

The wooded hills of the Forest of Dean provide an enchanting backdrop to the lovely pastures around The Old Tannery. There are five paddocks, four of which have mains water supply and there is scope to join the two largest together.

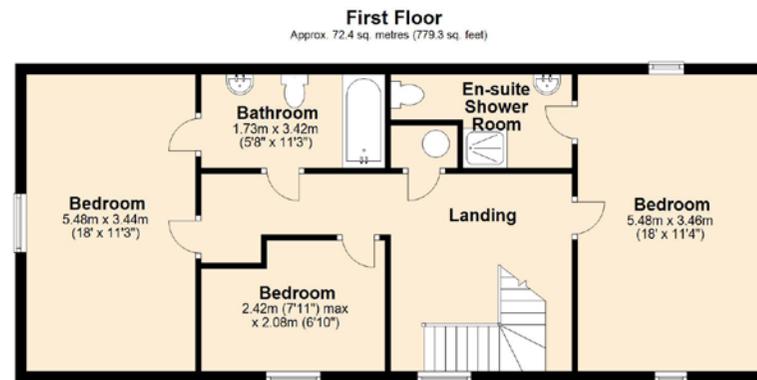
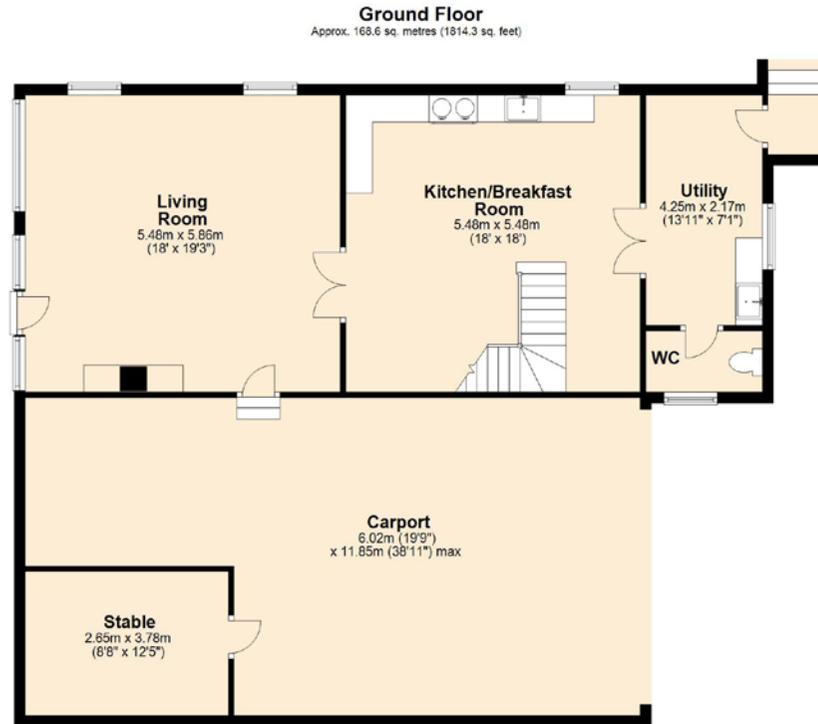
The enclosed outdoor 20x(approx)45m riding arena is regularly maintained and the surface is sand and fibre.

Of the two barns at the property, one is presently used as a substantial workshop but there is scope to convert this into American-style indoor stables. The second barn has been divided into a couple of stalls for horses and also includes a substantial hay storage space.

Next to the home, there is a manicured east-facing private garden. This includes an expansive patio seating area, a level lawn, raised beds and a greenhouse. The centrepiece of this serene space, however, is a fish pond which is covered by a pergola.







Total area: approx. 240.9 sq. metres (2593.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

General

Services

Oil central heating. Mains water and electricity. Septic tank. Telephone line and broadband – Gigaclear available.

Local Authority

Forest of Dean District Council. 01594 810000. Council Tax Band D

Tenure

Freehold

Directions

From Ross-on-Wye follow the A40 towards Gloucester for 9 miles. Turn right at the village of Huntley on to the A4136, continue for a mile and turn left on to Blaisdon Lane. Follow this road for around one mile until you reach a crossroads.

Turn left and continue along this road, passing The Red Hart Inn on the right-hand side and Blaisdon Nurseries on your left and The Old Tannery will be found a short distance afterwards (approximately 100 metres) on the left-hand side of the road.

What3Words: mystified.picked.worry

- Ross-on-Wye 10 miles • Gloucester 10 miles •
- Cheltenham 17 miles • Tewkesbury 19 miles •
- Worcester 32 miles • Bristol 38 miles •
- (All distances are approximate)



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