



Stunning barn conversion on the edge of the village.

**The Cartshed, Leonard Stanley, Stonehouse, Gloucestershire**

Freehold

**savills**



Entrance Hall • Kitchen/Breakfast Room • Utility Room  
• Cloakroom • Sitting/Dining Room • Store Room  
• 3 Bedrooms • 2 Bathrooms (1 en suite) • Garage/Shed  
• Courtyard and Lawned Gardens • Private Parking

### Distances

Stonehouse 2 miles, (London Paddington 90 minutes), Stroud 4 miles, Cheltenham 17 miles, M5 (Junction 13) 5.5 miles, (all distances and times approximate).

### Situation

Leonard Stanley is a thriving small village with a primary school nearby, a local Church, village pub, children's play area and playing fields whilst local shops can be found in adjoining Kings Stanley which include a useful Co-Operative grocery store, Post Office, hair salon and another recently re-opened public house. Local country walks can be enjoyed within easy distance of the property. The M5 and J13 is a relatively short drive away while there is a bus route too.

Stroud has comprehensive leisure and shopping facilities as well as a mainline rail link to London Paddington.

### Description

The Cartshed is a stunning, period conversion of a beautiful barn on the edge of the popular village of Leonard Stanley. Primarily arranged on the ground floor there are two double bedrooms and a bathroom, Kitchen/breakfast room which gives access to the utility room and a cloakroom, large sitting room with doors to the courtyard garden at the front. Upstairs there is another bedroom and bathroom.

Externally there is a large private courtyard which gives ample parking and to the side is a large lawned area which is fenced and private.







#### **Tenure**

Freehold with vacant possession upon completion.

#### **Postal Address**

The Cartshed, Leonard Stanley, Stonehouse, Gloucestershire, GL10 3UX

#### **Services**

Mains water, gas and electricity. Private drainage. Gas fired boiler.

#### **Local Authority**

Stroud District Council 01453 766321

#### **Fixtures And Fittings**

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, light fittings, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

#### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

#### **Viewing**

Strictly by appointment with Savills.



**Approximate Area** 171.5 sq m / 1846 sq ft

**Garage / Shed** 40.8 sq m / 439 sq ft

**Store** 12 sq m / 129 sq ft

**Total** 224.3 sq m / 2414 sq ft

**Including Limited Use Area** (0.4 sq m / 4 sq ft)



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### First Floor

(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Climate Action

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