



Barleycroft enjoys a very pleasant rural setting with views to match.

**Barleycroft, Gloucester Road, Upleadon, Gloucestershire. GL18 1EH**

Guide £575,000 Freehold

**savills**



Room 1 • Room 2 • Room 3

### Situation

Upleadon is a village and civil Parish situated approximately 9 miles from Gloucester and 16 miles from Cheltenham. There are convenient transport links to both the M5 and M50 motorway. Adjacent to the parish church is Upleadon Court, a notable 18th-century farmhouse set within attractive grounds.

### Description

Occupying a wonderful rural position with fabulous far reaching views, the potential of Barleycroft is considerable. Built of mellow brick set under a tiled roof, it enjoys a private setting and sits within 0.7 of an acre. In need of complete renovation, it currently offers 1131 sq ft of accommodation. There is an attractive mix of informal lawn, mature garden area with trees, shrubs and plants together with pretty herbaceous beds.

### Services

Mains water, electric and drainage. AIR source heating

### Local Authority

Forest of Dean District Council  
- BAND D

### Tenure

Freehold

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.  
EPC Rating = E

### Viewing

Strictly by appointment with Savills.









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**Approximate Area** 105.1 sq m / 1131 sq ft (Excluding Sheds)



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**Contact**

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