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The Old Pound

Church Lane, Eldersfield, GL19 4NP

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A beautifully finished Grade II listed single storey barn conversion immersed in private land of 1.2 acres with a lake and stable block in the picturesque village of Eldersfield.

- Garden room
- Kitchen/Breakfast room
- Vaulted sitting room
- Study
- Principal bedroom with en suite
- Two guest bedrooms, one with en suite
- Family shower room
- Stable block
- Set in circa 1.2 acres
- Parking

Private grounds and countryside, are the background to this superb detached single storey barn conversion which occupies circa 1.2 acres of its own land and gardens with a detached stable block and lake.

A gated gravelled driveway introduces the house, grounds and outbuildings within this peaceful countryside setting in the heart of this desirable village. The Old Pound is a beautiful single storey cottage that is listed Grade II dating back, in part, to early 19th century.

Once a former barn to the neighbouring farm, it has been renovated over very recent years with modern additions that complement the charter of its heritage. The principal elevation is a mellow Cotswold stone with glass and timber elevations that are indicative of its era. Inside, this is a home of great style and character, with the classic vaulted ceilings, exposed beams and stonework that you would expect of this period conversion. The orientation of the house allows for full views over its private grounds and unique lake side setting.



The principal entrance is via a spacious garden room, a feature itself, that the current owners use as a sitting room with a run of full height glazed panels overlooking the central courtyards and gardens. From here a door opens to the kitchen and sitting room, this principal reception space is separated into two distinct areas, one side is the kitchen, with an excellent range of fitted country units under marble work tops and integrated appliances opening into the sitting room. This impressive space has vaulted ceilings and a log burning stove as the focal point. This room also offers side access directly outside.

The bedrooms occupy their own quarters of the building, with the principal room and en suite set to the far end of this floor with a study linking the two guest bedrooms, one with an en suite and the other using the family shower room .

Outside:

The Old Pound occupies a picturesque setting enjoying a mixture of views both of the village and that of its immediate private and mature grounds that predominantly sit to the rear of the plot. There are distinct areas of garden, the front courtyard is planted with topiary and offers a pathway and gated access to the side of the property. Central to the accommodation is a paved inner courtyard that provides a wonderful welcoming area to enter the house into the garden room and as an outside dining space with its large sandstone terrace. From here, the outlook is picture perfect, over the private grounds that extend to 1.2 acres and the lakeside setting which makes The Old Pound so very special. An electric five-bar gate, to the side of the property, opens to a sweeping gravelled driveway which continues to a large parking area at the bottom of the grounds past the lake leading to the detached stable block. This space is split into three areas, the first section would be for parking, the second room for storage and the third, which has plumbing, water and power, would make an excellent utility room.

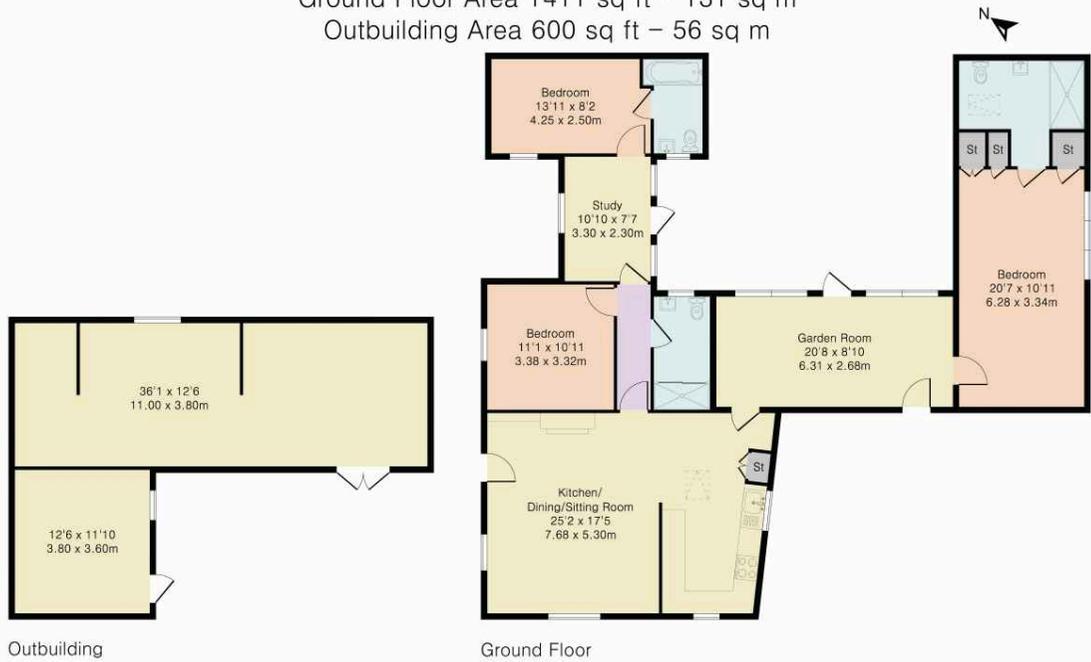
Of worthy note, subject to planning, the stable block could be converted to ancillary accommodation, an ideal space for a granny annex or as a holiday let to generate a supplementary income, if so required. Additionally, this space could make a lovely home office or be used as a gym.



Approximate Gross Internal Area 2011 sq ft - 187 sq m

Ground Floor Area 1411 sq ft – 131 sq m

Outbuilding Area 600 sq ft – 56 sq m



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