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Porch House, Stone, Berkeley, Gloucestershire GL13 9LB

Occupying a most convenient location, an outstanding Grade II Listed, detached family home with extremely versatile accommodation that includes annexe potential.

Porch House sits within the charming village of Stone, offering very convenient links to the motorway network, nearby market towns of Thornbury, Berkeley and Wotton-under-Edge as well as the more prominent centres of Bristol and Gloucester. The property is believed to date back as far as the 1600's and today stands as an extensive home with over 6000sq.ft of accommodation which has been lovingly maintained and displaying a wealth of character features. The property has been sympathetically restored by the current owners since they became the owners in 1999. Due to the nature of its' layout Porch House allows for multi-generational living, with a portion of the house able to work fully independently, if required.

The ground floor is reached via a most impressive porch that leads via the front door into the flagstone lined hallway. Either side of the hallway are reception rooms; a formal dining room with the first of many feature fireplaces, wooden floors and exposed ceiling beams, whilst opposite is a snug that flows into the sitting room. The sitting room has an impressive central stone fireplace with a wood burner inset, ready for those cosy wintery days. Across the rear of the property is the country kitchen, complete with expected island unit and plenty of space for a dining table allowing this to be a real sociable area and a natural hub of the family home. A sizeable pantry is found to one end, offering an array of further wall and base storage units and a Belfast sink looking out to the garden. To the opposite end is a utility room, which has rear access to the garden as well as a connecting door to the hallway. Also found to this end of the hallway is a useful and practical boot room. Several steps rise to another reception room which is particularly unique due to its vaulted ceiling with exposed beams and a very impressive central exposed stone fireplace with a thick exposed mantel. This is currently utilised as a study but would also be a great second sitting room or snug. Beneath this room is a cellar.

The secondary portion of the ground floor is the area that could be naturally separated as the ancillary accommodation. The Barn, as it is known, is reached via a door in the principal reception room but also has an independent front entrance. This area was once outbuildings and has an impressive double height principal living area with a mezzanine across half of this space. There is exposed ceiling beams open right up into the vaulted ceiling and a flagstone floor runs across the ground floor area, complete with glazing and access to the rear garden. There is a kitchen, study and generous reception room all accessed from this central room, along with a wet room. Two impressive bedrooms on the first floor of The Barn complete the accommodation in this portion of the house.



Rising the main staircase from the hallway leads up to five further bedrooms set across the first and second floors, all continuing to provide great charm and generous proportions throughout. The master bedroom is of particular note, given its accompanying dressing room and very spacious en-suite facilities that includes a bathroom and its own gym.

Externally, the property has a pretty and well stocked rear garden. There is a patio terrace directly at the rear of the house, perfect for summer dining and from here a pathway leads through well stocked borders and opens to a lawn area. There is another decked terrace that can easily be separated to create an independent garden for The Barn if needed. The property also benefits from off-street parking and a double garage found along the side of the house.

We understand the property is connected to mains services of electricity, water and drainage. Central heating is fired by oil. The property is freehold and Grade II Listed. Council tax band G (Porch House) and A (The Barn) - Stroud District Council.

EPC – Exempt.

Guide Price £1,150,000



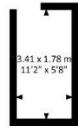
Approximate Gross Internal Area = 334.80 sq m / 1653.87 sq ft

Cellar Area = 22.90 sq m / 246 sq ft

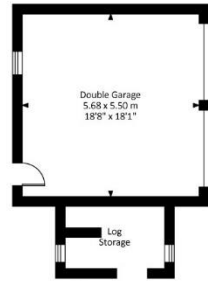
Garage Area = 38.16 sq m / 410.75 sq ft

The Barn Area = 208.60 sq m / 2245 sq ft

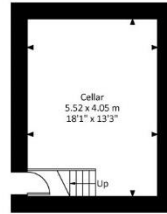
Total Area = 604.46 sq m / 6506.35 sq ft



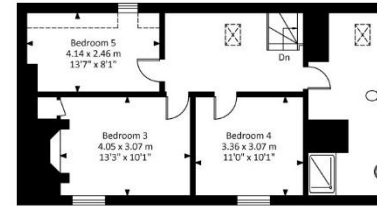
Outbuilding
(Not Shown in Actual
Location / Orientation)



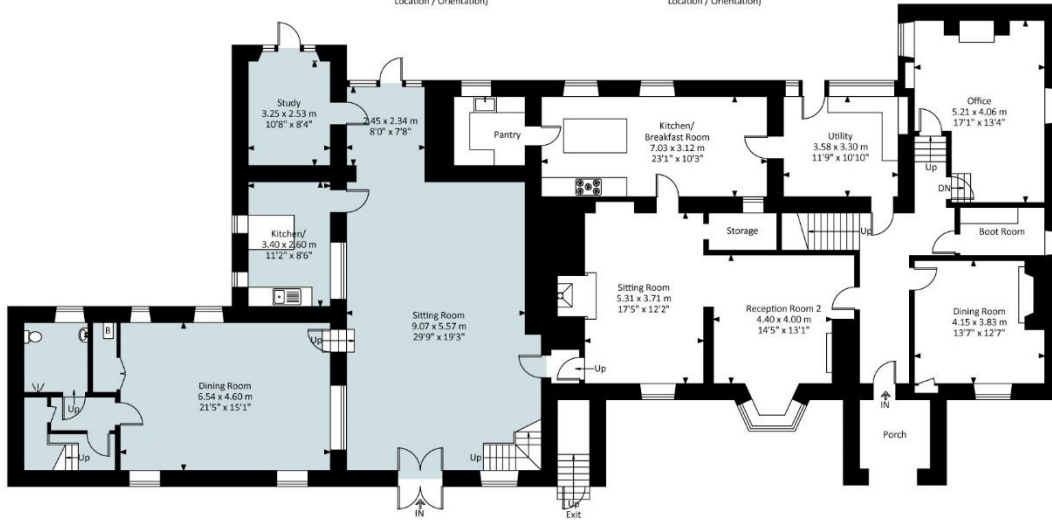
Garage
(Not Shown in Actual
Location / Orientation)



Cellar



Second Floor



The Barn - Ground Floor

Ground Floor



The Barn - First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.