

**GREEN FARM, BLACKWELLS END,
HARTPURY, GLOUCESTERSHIRE,
GL19 3DB**



Pughs



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BLACKWELLS END
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GLOUCESTERSHIRE GL19 3DB**

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ESTATE AGENTS & VALUERS

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CHARMING UNLISTED 15TH CENTURY FARMHOUSE boasting CHARACTER FEATURES throughout with STUNNING VIEWS OF MAY HILL and having been RECENTLY RENOVATED situated on the outskirts of the VERY POPULAR VILLAGE OF HARTPURY totalling 14.3 ACRES OF LAND with FOUR BAY AGRICULTURAL BARN, STABLES and TRADITIONAL OUTBUILDINGS prime for development with FULL PLANNING PERMISSION for HOLIDAY LET and/or BUSINESS USE, all being offered with NO ONWARD CHAIN

Green Farm enjoys a peaceful, rural location on the outskirts of the ever popular village of Hartpury which offers local amenities to include shop/post office, primary school, veterinary practice, church, 2 public houses, village hall, garage and a bus service to the city centre of Gloucester approximately 5-6 miles away where more comprehensive amenities can be found.

It is also the home for Hartpury College, part of the University of West England and has impressive sports facilities including a golf course, playing fields, sports hall, outdoor swimming pool and a state-of-the-art Olympic equestrian centre with an indoor menège. More than £50million has been invested in recent years to create an environment with outstanding facilities that will help you develop your talents and reach your goals. The property is situated off a quiet country lane yet is just minutes to the A417 to the north of Gloucester, towards Ledbury which is approximately 11 miles away. For the commuter the M50 junction 2 is less than 5 miles to the north, along with junction 11 of the M5 approximately 9 miles for commuting to The Midlands, The North and South West.

OFFERS IN THE REGION OF £1,000,000
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The accommodation comprises ENTRANCE HALL, BEDROOM 4/OFFICE, LOUNGE, INNER HALLWAY, W.C., KITCHEN/BREAKFAST ROOM, DINING ROOM, UTILITY and STUDY/BOOT ROOM Whilst the first floor comprises THREE BEDROOMS and BATHROOM, with second staircase leading to BEDROOM 2 with EN-SUITE and potential for SELF-CONTAINED ANNEX.

The property benefits from RURAL VILLAGE LOCATION, SPACIOUS LIVING ACCOMMODATION WITH COUNTRYSIDE VIEWS FROM ALL PRINCIPAL ROOMS, MANY CHARACTER FEATURES TO INCLUDE EXPOSED ELM BEAMS THROUGHOUT, MODERN TOUCHES, NEW uPVC DOUBLE GLAZING THROUGHOUT, NEWLY INSTALLED WORCESTER BOILER, BEDROOM WITH EN-SUITE, AMPLE OFF ROAD PARKING, STABLES, FOUR BAY AGRICULTURAL BARN (192m²) AND VARIOUS OTHER TRADITIONAL OUTBUILDINGS WITH PLANNING PERMISSION FOR BUSINESS USE/HOLIDAY LETS, SOUTH FACING FORMAL ENCLOSED GARDENS and GROUNDS MEASURING OVER 14 ACRES.

All in all, an internal viewing is highly recommended by the selling agents to truly appreciate what is on offer.

The accommodation comprises as follows:

ENTRANCE HALLWAY

Exposed antique pine staircase to the first floor. Door into:

BEDROOM 4/OFFICE

16'08 x 14'06 (5.08m x 4.42m)

Double radiator, front aspect windows, under stairs storage cupboard

LOUNGE 16'08 x 13'11 (5.08m x 4.24m)

Feature Inglenook fireplace with wooden beam above, exposed brick, raised hearth and inset Clearview wood burning stove, exposed beams, double radiator, front aspect window, French doors with views towards rear garden opening on to South Facing covered sun terrace

INNER HALLWAY

Exposed Beams, Tiled Flooring, radiator, storage cupboard with power and door to cellar, rear aspect window. Door into:

W.C.

White suite comprising close coupled w.c., wash hand basin, plumbing for washing machine, tiled flooring, radiator, mirror, rear aspect window.

KITCHEN/BREAKFAST ROOM

12'03 x 11'11 (3.73m x 3.63m)

Range of base, wall and drawer mounted units, rolled edge worktops, stainless steel sink and drainer unit, oil fired Aga, space for dishwasher, vaulted ceiling with exposed beams, tiled flooring, front aspect windows, understairs storage cupboard, wooden door to the front.

DINING ROOM 16'02 x 15'01 (4.93m x 4.60m)

Exposed brick work, beams and wooden flooring, radiator, rear aspect window, French doors opening to rear garden with views towards May Hill to the South

LANDING

Exposed beams, front aspect window, storage cupboard

MASTER BEDROOM 19'09 x 17'03 (6.02m x 5.26m)

Stunning A framed beams, radiator, recessed area ideal for wardrobe/storage, wash hand basin, front and rear aspect windows with uninterrupted views towards May Hill to the South

BATHROOM

White suite comprising freestanding Quarrycast 'Victoria + Albert' double ended, roll top bath with chrome attachments and shower over, w.c., pedestal wash hand basin, separate shower cubicle, wooden flooring, exposed beams, radiator, rear aspect window with views towards May Hill.

BEDROOM 3 16'05 x 11'02 (5.00m x 3.40m)

Feature Victorian fireplace, exposed beams, double radiator, front aspect window enjoying views over the surrounding fields and farmland towards the Malvern Hills

BEDROOM 5 13'03 x 5'08 (4.04m x 1.73m)

Exposed beams, cupboard, radiator, access to loft space, front aspect window.

BEDROOM 2 14'09 x 13'03 (4.50m x 4.04m)

Exposed beams, radiator, front and rear aspect windows with uninterrupted views towards May Hill to the South. Door into:

EN SUITE

Exposed Beams, plumbing for w.c. wash hand basin & shower, radiator, front aspect window.

OUTSIDE

From the lane there are four separate gated access points to the land and property with the main wooden gate (Entrance 1) giving access onto the driveway providing off road parking for numerous vehicles in turn leading to the double garage.

The formal South Facing gardens enjoy commanding views towards May Hill and are mostly laid to lawn surrounding the property with a variety of mature fruit trees, garden pond, decked area, greenhouse, and a variety of other trees. The property also benefits from a CELLAR with door leading to outside courtyard, exterior access UTILITY ROOM with base units and sink, exterior access STUDY/BOOT ROOM enjoying views of May Hill with exposed beams and brickwork. Entrance 2 leading to a sheltered courtyard area with a range of traditional outbuildings to include period built two storey brick barn, old milking parlour and block built workshop. All three outbuildings have Full Planning Permission for conversion to offices for business use and/or holiday lets under ref P0966/17/FUL. Enclosed storage area for newly installed plastic bunded heating oil tank. Entrance 3 leading to modern stable block with lighting and power comprising 3 stables and tack room with fenced concrete apron and adjacent large wooden storage shed (135m²) with lighting, power and concrete flooring. Entrance 4 leading to hardstanding yard with recently erected 4 bay agricultural shed 24m x 8m (6m to ridge) with castle boarding, roller shutter doors and painted concrete flooring. In addition there is Planning Permission for an open fronted storage shed (80m²) in the yard area under ref P0612/17/AG

In total Green Farm enjoys 12.6 acres of excellent, level pasture land which can be accessed either from the gardens, the Stable Yard or the Lower Yard. The land is currently divided in to 4 large paddocks with one additional small paddock situated across the lane directly opposite the house. The property benefits from a peaceful, countryside setting with NO public footpaths crossing the property or land itself however benefits from numerous easily accessible bridal paths and public footpaths in the immediate vicinity.

SERVICES

We understand from the Vendors that mains water, electricity Hot Water Solar and private drainage is connected to the property. Oil fired central heating. Telephone subject to BT regulations.

TENURE

We understand that the property is freehold and offered with vacant possession

COUNCIL TAX

Band G Rates £2768.58 (2018/2019)
(Forest of Dean District Council 01594 812532)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836320330 James Pugh

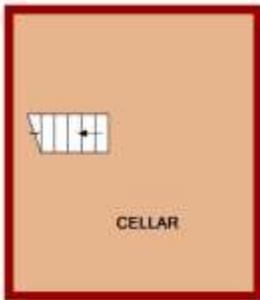
GUIDE PRICE

Offers in the region of £1,000,000

ANTI-MONEY LAUNDERING REGULATIONS

To comply with anti-money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale





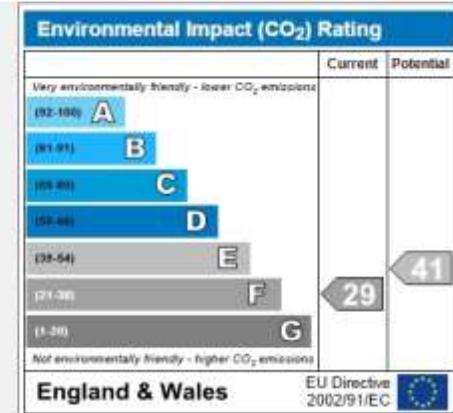
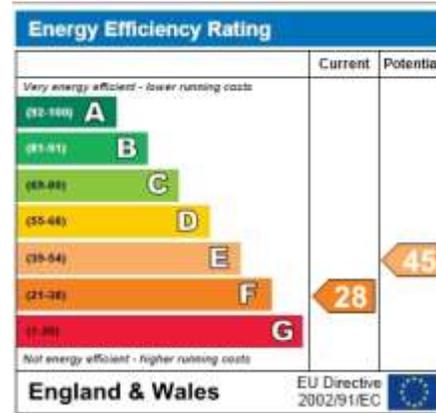
CELLAR

CELLAR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropis 10/17



1ST FLOOR

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

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PLAN
(not to scale and for
identification purposes only)





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