

**OLD SHAYLES FARM
DYMCK
GLOUCESTERSHIRE
GL18 2AB**





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Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2LP
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Email: property@hjpugh.com
Website: www.hjpugh.co.uk

A superb six bedroom detached former farmhouse which has been extended and modernised to an extremely high standard to ensure luxury yet practical living accommodation. The property is situated in an elevated location with fantastic views to the Malvern Hills and open countryside. As well as the large property there is also approximately 33 acres of ground which is mainly laid to grass with open fields being known for its wild flowers, there is also a woodland area. Within the grounds are well kept gardens and well fenced paddocks ideal for smallholding uses.

There is also a traditional building which has the benefit of planning permission currently to convert into offices. This property is located on the outskirts of the friendly village of Dymock and has excellent links to the motorway network.

**VIEWING HIGHLY RECOMMENDED
OFFERS IN THE REGION OF £1,500,000**

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OLD SHAYLES FARM, DYMOCK, GLOUCESTERSHIRE, GL18 2AB

ENTRANCE

Timber door to

ENTRANCE HALLWAY

Stairs off, oak flooring with underfloor heating, solid oak doors off to

DINING ROOM 4.2m x 4.0m

Feature fireplace, oak flooring with underfloor heating

SITTING ROOM 6.5m x 4.8m maximum

French doors to front garden, LPG woodburner effect fire with timber surround, underfloor heating, integrated audio system controls

CLOAKROOM

White suite comprising W.C and hand basin in vanity unit, radiator, oak flooring with underfloor heating

BREAKFAST KITCHEN 7.7m x 4.0m

Comprising fitted wall and base units incorporating double Belfast sink, Bosch integral dishwasher, double Rangemaster electric oven with five ring LPG hob with extractor over and marble splashbacks behind, tiled splashbacks, central island with wine store below, Neff integral microwave and coffee machine, integral fridge, oak flooring with underfloor heating, double aspect woodburner shared between kitchen and snug with timber surround, access to pantry cupboard, integrated audio system controls

SNUG 4.2m x 4.0m

Oak flooring with underfloor heating, double aspect woodburner with timber surround, timber external door to patio area, integrated audio system controls for patio

UTILITY ROOM 4.7m x 4.4m

Comprising fitted wall and base units incorporating Belfast sink, space and plumbing for appliances, access to two storage cupboards housing the the heating audio system controls, part tiled walls, tiles splashbacks, oak flooring with underfloor heating, timber door to rear,

FIRST FLOOR

GALLERY LANDING

Two modern Victorian style cast iron radiators, access to airing cupboard, stairs up to second floor

MASTER BEDROOM 5.0m x 4.8m

Fitted vanity units with under counter electric heater, built in matching wardrobes, integrated audio system controls, radiator

ENSUITE

White suite comprising W.C, hand basin in vanity unit, shower cubicle, heated towel rail, bidet, tiled walls and floor

BEDROOM 4.8m x 4.0m

Two modern Victorian style cast iron radiators, feature fireplace, built in wardrobe and storage cupboard

FAMILY BATHROOM

White suite comprising W.C, hand basin in vanity unit, bidet, large walk in shower, spa bath, tiled walls and floor with inset spotlights, modern Victorian style cast iron radiator

BEDROOM 3.4m x 3.3m

Built in wardrobes, modern Victorian style cast iron radiator

BEDROOM 4.4m x 3.8m

Built in wardrobes with mirror fronts, two radiators

ENSUITE

White suite comprising W.C, hand basin in vanity unit, shower cubicle, heated towel rail, tiled floor and walls

BEDROOM/OFFICE 3.78m x 2.1m

Modern Victorian style cast iron radiator, feature fireplace

SECOND FLOOR

LANDING

Oak flooring

SECOND FLOOR SUITE/GAMES ROOM

9.3m x 4.0m maximum

Two radiators, access to eaves storage, integrated audio system controls, air conditioning unit

SHOWER ROOM

White suite comprising W.C, hand basin, shower cubicle, access to loft, tiled splashbacks

OUTSIDE

The property is approached from the B4215 along a private drive with electric gates which passes through pasture fields to the property. Steps lead up to the front door. A mature lawned area can be found to the front and side of the property with mature flower borders and patio area with outdoor audio system speakers.

The property has a detached double garage (7.9m x 6.0m) with 2x electric roller doors to front, UPVc door to side with fitted base units and space for appliances, with rear workshop (5.6m x 3.8m) and store (3.0m x 2.4m)

The 33 acres with the property is mainly laid to grass with several well fenced paddocks, field shelters and benefits from a concrete yard which gives access to the Listed barn which has gained planning permission

COUNCIL TAX

BAND E. Rates payable £ 2,149.31

(Forest of Dean District Council 01594 812532)

SERVICES

We understand from the vendors that mains water and electricity and private drainage are connected at the property. The property's heating is supplied via two air source heat pumps, one for the ground floor via underfloor heating and the second for the first and second floor radiators. LPG supplies the kitchen hob and mock woodburner in the living room. Telephone subject to BT regulations. The property also has solar panels which heats the hot water

PLANNING CONSENT

Listed Building consent has been granted for the alteration and change of use on the former barn to B1 office use. Ref. No: P0459/11/LBC Forest of Dean District Council

VIEWING

Strictly by appointment with the sole agents Pughs.
Tel. 01531 631122

Out of office hours 07836 320330 James Pugh

TENURE

The property is freehold and offered with vacant possession upon completion.

MONEY LAUNDERING REGULATIONS

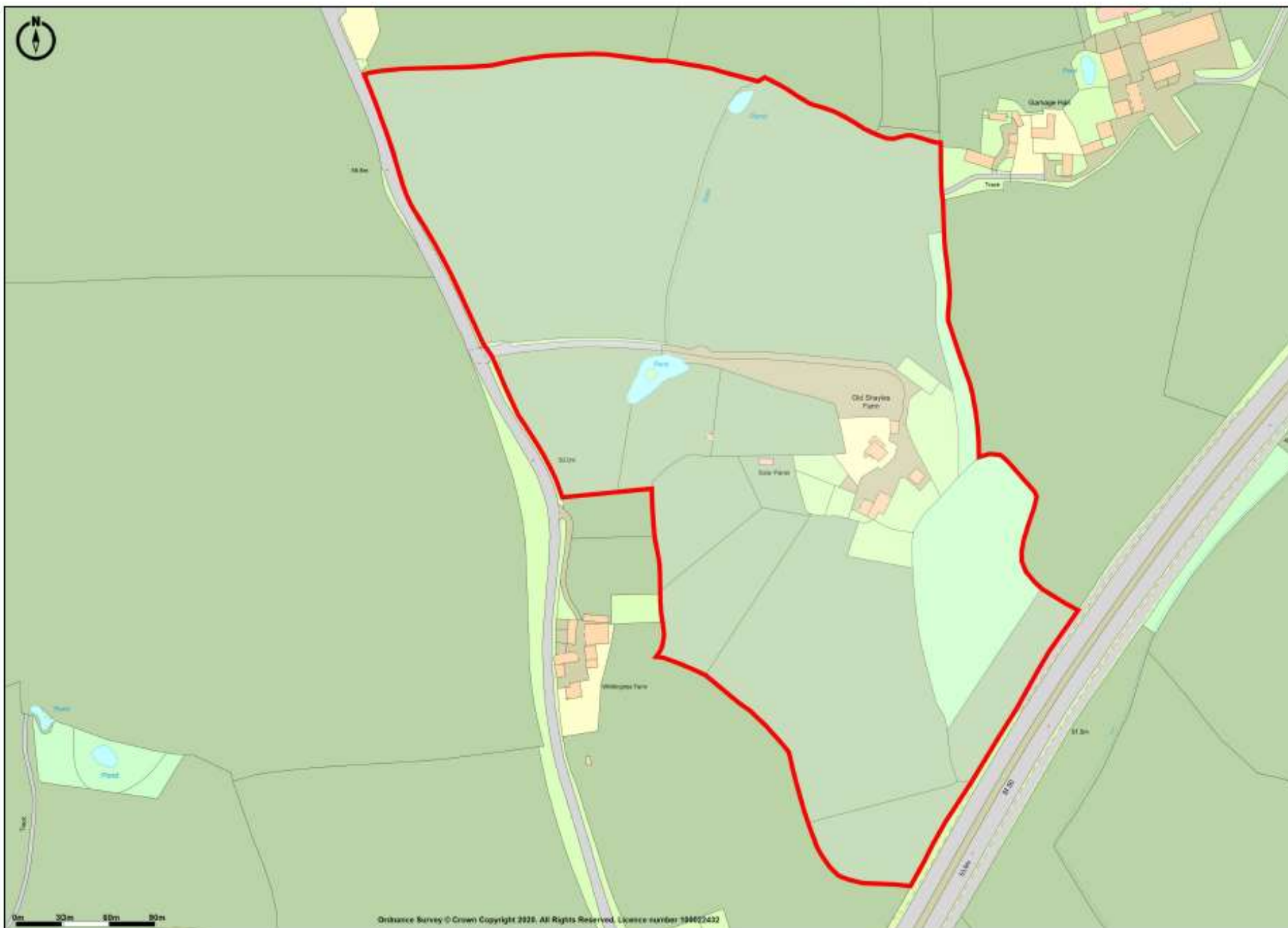
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale



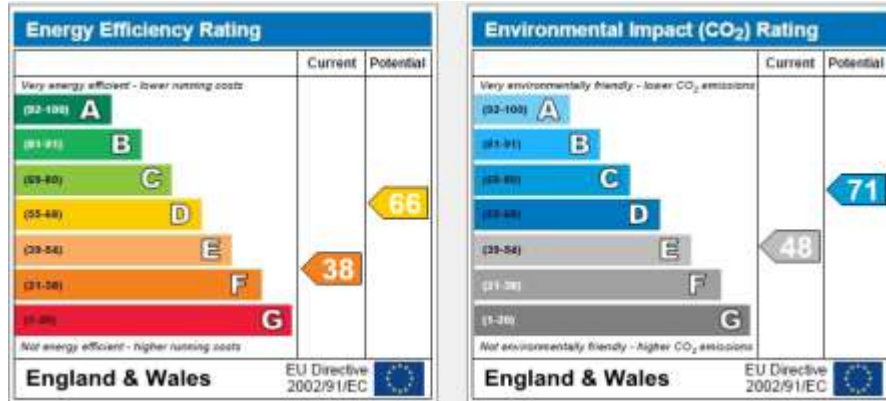
For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there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

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details taken January 2020, photographs taken July 2019



ENERGY PERFORMANCE CERTIFICATE



Directions

From Ledbury proceed along the B4216 towards Dymock, once in Dymock turn left at the T junction towards Newent. After approximately 0.5 miles the entrance to the properties drive is on your left hand side.





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