



Gassons Farm

The Quarry, Brockhampton, Cheltenham, Gloucestershire, GL54 5XJ



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A unique opportunity to acquire a substantial Cotswold property comprising a partially completed, stone built farmhouse of impressive proportions, circa. 72 acres of prime land and over 46,000 sq. ft. of modern and traditional well maintained farm buildings.

This rare property is nestled in the heart of a highly desirable village location a short drive (approx. 8 miles) from the internationally famed town of Cheltenham Spa.

FARMHOUSE AND FARM

Gassons Farm is an idyllic traditional small Cotswold farm that has passed through three generations prior to the sudden retirement of the present owner. It represents an incredibly rare opportunity to acquire a particularly special parcel of land on which stands an imposing new build Cotswold stone house with a handmade tile roof which stands as yet incomplete and offers the exciting opportunity for the new owner to improve on the existing stylish layout, completing it to their own personal interior design style and specifications.

The current layout offers numerous options with regard to potential room configuration to satisfy a plethora of ideas or requirements. This rather special new build is almost a complete 'blank canvas' internally affording the perfect opportunity to make one's own ideal home from the start.

The building consists of rooms over a variety of levels and offers spacious open plan living, capitalising on the outstanding views from every room as well as the option of French doors throughout the ground floors. Attractive features such as a large mullion window and traditional undercover porch approaching the imposing arched oak doorway which is a theme replicated through the dining hall and stairwell upon entry.





A large double sided fireplace features in the hall as does a staircase leading down to a vaulted room with an additional fireplace and return stairs on the other side leading to a potentially impressive kitchen/dining room.

Upstairs offers a vast choice of possibilities, with every room offering utterly breath-taking views of its land and that of the surrounding countryside that can only be described as spectacular.

Once again the options are endless in terms of configuration of the layout. The fully boarded attic accessed by an additional staircase that runs the length of the house, which subject to the usual planning consents, offer a simply incredible chance to create any number of uses for this exciting space which also capitalises on the endless views of the Cotswold hills and vales.

OUTSIDE

Externally the property is accessed along a tree fringed lane and offers separate access to the farm yard itself and the extensive farm buildings as well as a separate entrance to the driveway to the house.

The Farm has in more recent years been home to a thriving horse breeding enterprise with the Gassons Farm Stud horses renowned internationally. The numerous buildings and barns comprise a total approximate area of 46,000 sq. ft. These comprise of five large detached facilities positioned around a central and spacious gated yard. These buildings are well maintained and provide immensely versatile space offering a wealth of development opportunity and potential, subject to planning, for any number of uses. They are currently used to house the Studs horses and remaining few cattle in a variety of configurations. All are equipped with electricity and mains water. The main barn also offers a tack room and office as well as a wet room with hot and cold running water.

In addition there is a free standing open barn outside of the yard and a detached two story Cotswold stone barn which, subject to planning and building consent, could





easily be converted to additional living accommodation, office space, or studio.

The land is divided into ten well fenced, well drained and improved paddocks with mains water supply, the largest is over twenty acres. The Single Farm Payment Entitlement is included in the sale of the property.

There is a 40m. x 20m. grass school and a 75ft. x 35ft. wood chip turn out pen.

LOCATION

The property itself, with little to no passing traffic and set amid a belt of farmland that runs as far as the eye can see from the house is afforded an unusual level of privacy. It is hard to imagine that this special location is not only set in the heart of a thriving village with a deep community spirit, fun social calendar and traditional welcoming values but also within such close proximity of the buzzing cultural hotspot of Cheltenham Spa.

The village of Brockhampton is considered by many to be one of the jewels of the Cotswolds and one of its best kept secrets. Nestled in one of the many secretive folds of the Cotswold Hills, this Area of Outstanding Natural Beauty is dotted with honey coloured houses and cottages, built of the local stone that make up this special little village that lies between Cotswold stone walls fringing the rolling farmland and marking the scenic country lanes that lay a trail from one picturesque village to another. It lies adjacent to Cleeve Common, one of the seven wonders of the Cotswolds from where it is possible to admire views as far as the Malverns and Wales.

As with most of the villages in the vicinity, Brockhampton benefits from a traditional, family run 16th Century pub, serving real ale and good food. It was voted North Cotswolds Pub of the Year by CAMRA.

Within 5 miles of Brockhampton is Winchcombe, an ancient Anglo-Saxon town full of the character of times past with its quaint inns, winding streets lined by antique shops, boutiques and tea rooms. It is also home to

Sudeley Castle and its beautiful gardens.

Nearby Cheltenham is internationally famed for its shopping, literary, cultural and musical festivals, restaurants, theatres and unspoilt architecture. Considered the home of National Hunt racing this vibrant town offers all the conveniences of a small city living whilst retaining its country charm.

The market town of Stow on the Wold, about eleven miles away, 'little Venice' Bourton on the Water is also only a short drive away, both of which offer an excellent range of day to day shops and facilities. The stylish organic farm and lifestyle shop at Daylesford is also conveniently located.

There are three golf courses in close proximity as well as extensive equestrian facilities. Cheltenham racecourse is a short drive away and the local Point to Point course is located in the next village of Andoversford.

Schools in the area are second to none, with numerous excellent private and public schools, top performing OFSTED Outstanding comprehensives, Academies as well as the highly acclaimed Pates Grammar.

Brockhampton is readily accessible being within approximately two miles of the A40 which provides fast access to the M40 and M5 motorways. The nearby Fosseway gives excellent North/South access. Cheltenham Spa and Kingham stations offer a direct service to Paddington.

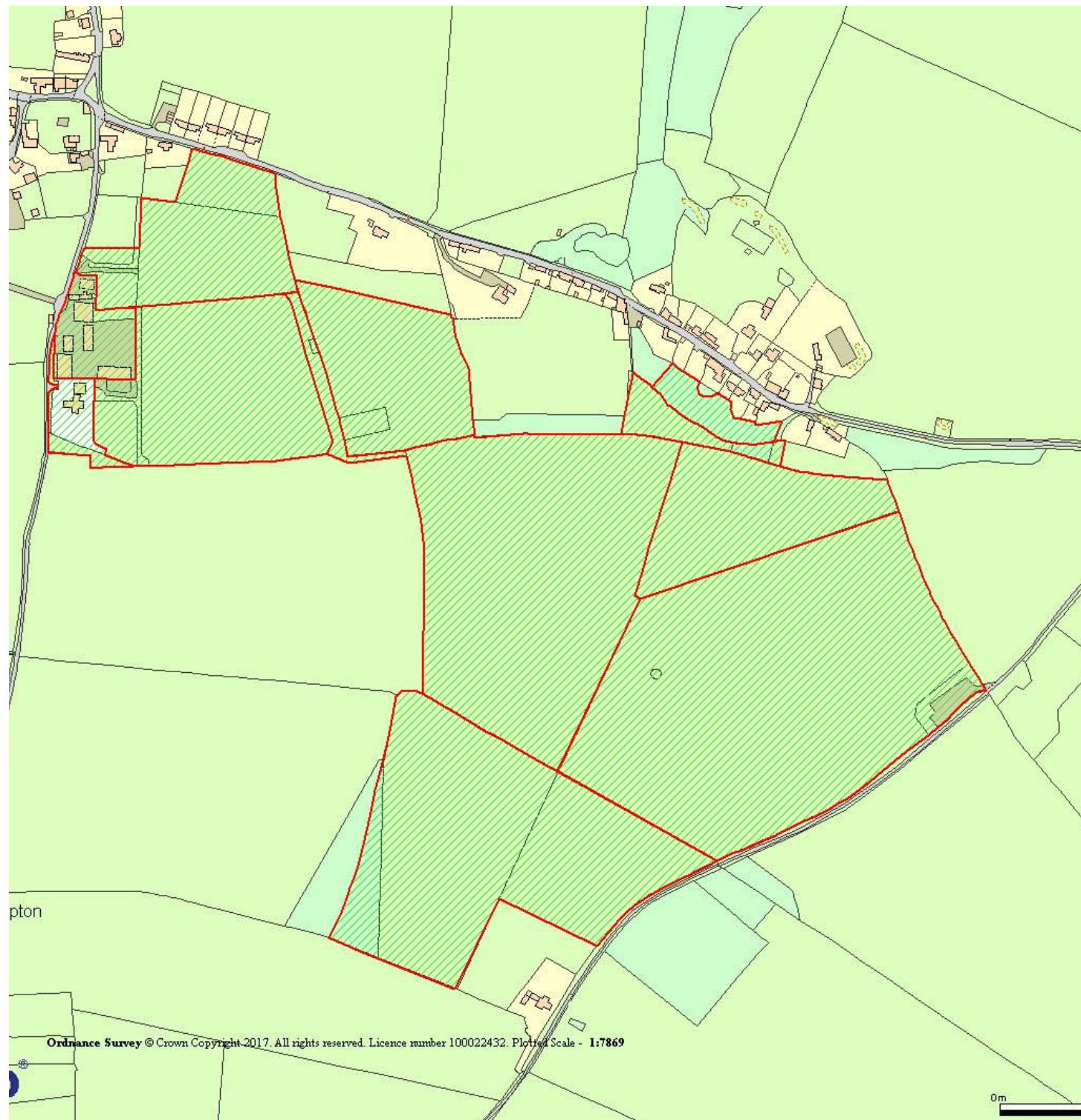
London Heathrow, Birmingham International Airport and Bristol Airport are all within a 79 mile radius and all under an hour and 35 minutes.

TENURE

Freehold

LOCAL AUTHORITY

Cotswold District Council





DIRECTIONS

From the A40 at Andoversford, take the A436 East towards Stow-on-the-Wold. Continue on this road until you reach Cotswold Trailers and take the left hand turn signed Brockhampton.

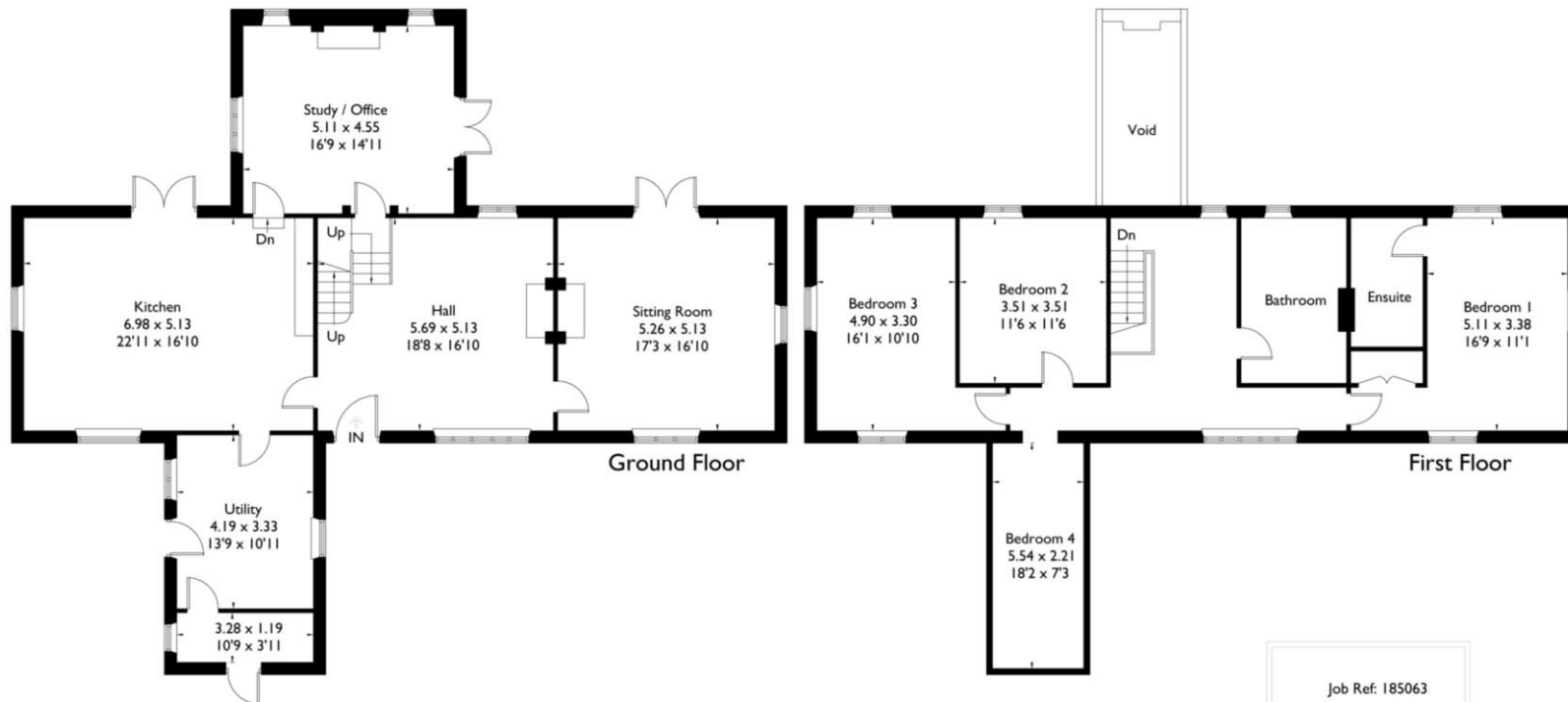
Continue along this road, heading down a hill with properties either side, until you reach a bus stop. Turn left here and after approx. 400 yards, Gassons Farm can be found on your left hand side.

Humberts
40 Castle Street
Cirencester
GL7 1QH
01285 650955

cirencester@humberts.com

humberts.com

Approximate Gross Internal Area
 229.0 sq m / 2465 sq ft (Excludes Void)
 Attic = 12.0 sq m / 129 sq ft
 Total = 241.0 sq m / 2594 sq ft



Job Ref: 185063
 Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.
 Not To Scale.

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