



Eastbach Farm House – £595,000

Eastbach | English Bicknor | Coleford | Gloucestershire | GL16 7EU

FINE & COUNTRY

# Step inside

## Eastbach Farm House

**EASTBACH FARM HOUSE EASTBACH** In the heart of rolling countryside a refurbished period farmhouse believed to date back to the early 17th Century. Extensive accommodation, full of character with exposed beams and stone, and an adjoining barn with potential for further accommodation or annex. Well situated, rural yet accessible, in the scattered hamlet of Eastbach close to the village of English Bicknor, above the Wye Valley between Ross-on-Wye and Coleford. There is a hall, fitted cloakroom, two character reception rooms with fireplaces, an 'unfitted' kitchen and old dairy/utility. On the first floor are four double bedrooms and a family bathroom. The second floor is entirely devoted to an outstanding master suite with many exposed beams - landing, large bedroom, study, large dressing room and en-suite bathroom. The adjoining barn and stable has potential to create a huge kitchen, or an annex for granny/holiday lets.

**ENGLISH BICKNOR** is a village with a Primary School, Village Hall and Church. A wider range of amenities such as shops, cafes, restaurants, schools and cultural amenities are located in Coleford and the bustling market town of Ross-on-Wye with the city of Gloucester being just 20 miles away. **THE FOREST OF DEAN** is one of England's few remaining ancient Forests with its stunning natural beauty. The forest provides excellent opportunities for all kinds of outdoor pursuit such as walking, mountain biking, riding, climbing, caving, canoeing, bird watching etc.

**RECEPTION HALL** 9' 6" x 5' 9" (2.9m x 1.74m)

Wide entrance door. Tiled floor.

**LARGE FITTED CLOAKROOM**

With 'Heritage' suite comprising pedestal wash hand basin with upstand and matching low level W.C. Tiled floor. Exposed ceiling beam. Frosted coloured double glazed window.

**CHARACTER BEAMED LOUNGE/DINING ROOM** 23' 11" x 16' 1" (7.3m x 4.89m)

Exposed ceiling beams. Large chimney breast with an arched recessed fireplace with a glass fronted woodburner set onto a flagstone hearth. Wall light points. Two double glazed windows and a pair of double glazed French doors out to the gardens. Tiled floor. Door and staircase off to first floor. Door to:

**SITTING ROOM** 14' 2" x 12' 6" (4.33m x 3.82m)

Double glazed window overlooking the garden. Partly exposed stone walling. Feature recessed fireplace (sealed) with a polished timber mantle.

**BREAKFAST KITCHEN** 14' 7" x 9' 10" (4.44m x 3.0m)

An attractive kitchen in the 'unfitted style' with a Belfast style sink with hardwood drainers on top of freestanding cupboards. Two double glazed windows each with tiled sills overlooking the gardens. Exposed ceiling beam. Recessed fireplace (which is set up for an AGA) with adjacent old bread oven.

**ON THE FIRST FLOOR**

Approached via the door on the stairs from the Lounge to a:

**LONG LANDING**

With wide old plank floor and door to stairs continuing to the second floor. Two double glazed windows.

**BEDROOM TWO** 14' 5" x 12' 10" (4.4m x 3.9m)

double glazed window with seat overlooking fields to English Bicknor Church. Exposed stone work and wall beams. Access to LOFT.

**BEDROOM THREE** 12' 0" x 10' 7" (3.67m x 3.23m)

Recess for hanging rail. Double glazed window with beautiful views to the Church.

**BEDROOM FOUR** 9' 9" x 9' 4" (2.97m x 2.85m)

Old plank floor. Double glazed window.

**BEDROOM FIVE** 14' 7" x 10' 11" (4.44m x 3.34m)

Double glazed window again with distant views.



**FAMILY BATHROOM**

Fully tiled and with white suite comprising 'Heritage' wash hand basin with upstand, matching low level W.C. and enclosed bath. Exposed ceiling beam. Spot lighting. Tiled floor. Double glazed window overlooking the vegetable garden.

**ON THE SECOND FLOOR**

**THE SUPERB MASTER BEDROOM SUITE**

This takes up the entire floor and comprises:

**LANDING**

With exposed ceiling and wall timbers, Old doors to Dressing Room, Study and:

**BEDROOM ONE** 16' 5" x 12' 3" (5m x 3.73m)

A room of enormous character open to the 'A' framing of the roof with exposed old purlin timbers. Partially exposed wall beams and a full height exposed stone chimney breast. Double glazed dormer window with elevated views over open country towards English Bicknor Church.

STUDY 10' 10" x 7' 0" (3.29m x 2.14m)

Exposed ceiling and wall beams. Wall light points. Double glazed dormer window with fine elevated views to the Church.

DRESSING ROOM 15' 11" x 7' 10" (4.85m x 2.4m)

Open to the 'A' framing of the roof with exposed ceiling and wall beams. Door to:

LARGE EN-SUITE BATHROOM 16' 1" x 9' 10" (4.9m x 3m)

Double glazed side window and double glazed front window both with views towards open country. White suite comprising 'Heritage' wash hand basin with upstand, matching low level W.C. and large enclosed bath. Exposed ceiling beams and velux roof light.

**OUTSIDE**

The property is approached by a gated entrance onto a long drive with large covered CAR PORT with climbing wisteria. Attached to the end of the house is a:

FORMER DAIRY 21' 0" x 9' 10" (6.4m x 3m)

Of single storey construction with concrete floor. Ample space for freezer, garden tools etc.. Plumbing for automatic washing machine. Single drainer stainless steel sink with hot and cold. Freestanding 'Firebird' oil fired boiler for domestic hot water with Ariston hot water cylinder adjacent. Door to the parking area, the garden and to:

LARGE BARN/WORKSHOP/GARAGE 28' 2" x 13' 1" (8.59m x 4m)

Concrete floor. Steel up-and-over door. Additional double doors out to the garden. Single pitched roof lights. This barn, possible with the adjacent old dairy would be ideal, subject to consent, to convert to further accommodation or to a Granny Annexe or Holiday Lets. Built on to the side of the Barn is a:

SMALL STABLE 15' 1" x 8' 2" (4.6m x 2.5m)

Of similar stone construction with an old floor and stable door:

**THE MAINLY WALLED GARDENS WITH ASPECT OVER ADJACENT OPEN FIELDS**

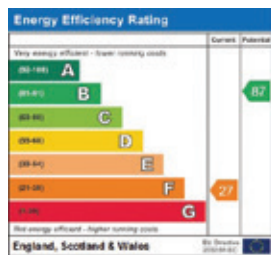
The gardens are almost entirely walled and the house sits at the centre of a long rectangular plot. The upper garden is slightly raised and laid to wide areas of lawn within which is a vegetable and soft fruit area together with STONE BUILT GARDEN STORE and screen composting area. There is a further area of garden on the lower side entirely walled and laid to further expanses of lawn with Medlar, Fig and Mulberry trees with direct access from both the Stable and Barn.

**DIRECTIONS**

THE BEST APPROACH from Ross-on-Wye is south on the B4234 Walford Road following the river from Kerne Bridge to Lydrook and then continuing straight on to English Bicknor. On entering English Bicknor turn left for Eastbach, down the lane and the property is on the left after about half a mile.



**Ground Floor**



**First Floor**



**Second Floor**





Fine & Country  
Tel: +44 (0)1989 764132  
ross@fineandcountry.com  
52 Broad Street, Ross-on-Wye, Herefordshire HR9 7DY

**F&C**  
fineandcountry.com™