



## Church Lane

Adsett, GL14 1NF

£699,995





This former detached Farmhouse with Expansive Gardens and extended accommodation is available for sale – Your Dream Rural Lifestyle Retreat Awaits!

Nestled in the heart of the west Gloucestershire countryside, this 5-bedroom farmhouse is a true sanctuary for anyone seeking a peaceful rural lifestyle. Surrounded by nature's beauty, this property offers an incredible blend of rustic charm with the most spacious reception rooms offering versatile living.

There are garages, outbuildings, a pond, an abundance of trees and mature shrubs and a sweeping driveway to the house itself.

#### Why Choose This Property?

This property is not just a home, it's a lifestyle choice for those who value space, nature, and rural community. Imagine waking up to the sound of birds chirping, enjoying quiet evenings watching the sunset and growing produce in your own gardens to sustain your family and living. This remarkable property is ideal for families, those looking for gardening projects, or anyone seeking a tranquil retreat from the hustle and bustle of urban life.

Don't miss your chance to experience the rural lifestyle you've always dreamed of.

Arrange a viewing today and start your next chapter in this rural property!



#### Conservatory :

15'10" x 10'7" (4.83 x 3.24)

With UPVC double glazed windows enjoying views across the lawned gardens, doors to side aspects and door to the Entrance Hall.

#### Entrance Hall :

4'3" x 19'0" (1.32 x 5.80)

Double radiator, shelving, coat hooks, doors to cloakroom and kitchen.

#### Cloakroom :

8'5" x 3'4" (2.58 x 1.04)

With WC, radiator, plumbing for washing machine, sink unit, wall cupboards.

#### Inner Hallway :

Double glazed window to the rear aspect, door to outside and further doors leading into the lounge and dining Room. Stairs to the first floor.

#### Lounge :

18'5" x 14'11" (5.63 x 4.56)

With both front and side aspect UPVC double glazed windows, two radiators, exposed stone wall with mixed use burner, wall shelving, Vaillant digital heating controls.

#### Dining Room :

9'10" x 11'11" (3.00 x 3.64)

Rear aspect UPVC double glazed window, radiator, understairs cupboard, exposed stone wall.

#### Kitchen / Breakfast Room :

12'3" x 21'7" (3.74 x 6.58)

Comprising of work surfaces, sink unit, wall cupboards, exposed stone wall, BT point, UPVC double glazed windows overlooking the gardens, pantry cupboard, smoke alarm, plumbing for dishwasher, oil fired Aga,

#### Snooker Room :

28'0" x 21'11" (8.54 x 6.69)

Having dual aspect UPVC double glazed windows, wood clad ceiling, exposed stone walls, 'Efel' wood burner, UPVC double glazed door to the gardens. The snooker table and score board are available with the sale of the property at the time of listing for sale.

Agents note: the snooker table and the scoreboard are for sale by separate negotiation.

#### First Floor Landing :

2'7" x 8'7" (0.81 x 2.63)

Doors to all bedrooms, UPVC double glazed window, boiler cupboard, separate storage cupboard, linen cupboard,

#### Bedroom 1 :

12'9" x 9'10" (3.89 x 3.00)

UPVC double glazed windows to the front and side overlooking the gardens and beyond, built in wardrobes, radiator, access to loft space. BT point.

#### En-Suite :

8'7" x 4'8" (2.63 x 1.44)

With WC, wash hand basin, walk in double size shower with thermostatic shower and aqua panel walling, UPVC double glazed window, mirrored medicine cabinet, heated towel rail.

#### Bedroom 2 :

10'2" x 11'11" (3.10 x 3.65)

Rear aspect UPVC double glazed window, radiator.

#### Bedroom 3 :

9'10" x 11'4" (3.02 x 3.47)

Front aspect with UPVC double glazed window overlooking the gardens and beyond, radiator and sink unit with mirror above.

#### Bathroom :

6'9" x 7'4" (2.07 x 2.26)

Comprising of a WC, wash hand basin, bath with electric shower over, UPVC double glazed window, tiled walls, radiator, shaver point and wall mirror.

#### Inner Landing :

2'11" x 7'10" (0.90 x 2.41)

Door off the main landing leading to Bedroom 4, double power point and into the Master Bedroom and en-suite.

#### Bedroom 4 :

9'8" x 7'7" (2.97 x 2.33)

Front aspect UPVC double glazed window, sink unit, radiator.

#### Master Bedroom :

13'8" x 21'9" (4.17 x 6.63)

UPVC double glazed window, radiator, wood clad ceiling.

#### En-Suite :

6'2" x 9'7" (1.90 x 2.93)

Comprising of a WC, wash hand basin, corner bath with electric shower, radiator, tiled walls and extractor fan.

#### Outside :

The vast grounds are approached via a gated access with a sweeping driveway to the house itself. Initially, one will find a brick built double garage and parking with the driveway and gates to the left side.

Upon accessing the property from the gated entrance, you will find lawned gardens, an abundance of trees and mature shrubs, a pond, established boundaries, a brick/block built log store, large workshop to the side of the log store, parking near to the house, a further Cotswold stone style detached garage, stairs lead to the balcony area offering views across the surrounding countryside and gardens.



Outbuildings :  
Detached Double Garage with power and lighting.  
Detached Single Garage with power and lighting.  
Workshop  
Log Store

To appreciate the plot overall, please refer to the Virtual tour and drone images.

**Key Features :**

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1. Spacious Living: With over 2,600 square feet of living space, the house features a layout that seamlessly connects the living, dining, and kitchen areas. Large windows invite an abundance of natural light and views of the expansive gardens.
2. Versatility: With a large extension to the left side of the house, the prospect of creating an annexe within the current layout is possible.
3. Five Comfortable Bedrooms: Each of the five generously sized bedrooms offers a serene escape, two of which are complete with en-suite shower rooms for added privacy and convenience.
4. Farmhouse Style Kitchen: Cook like a chef in this kitchen, featuring an Aga which is perfect for preparing farm-to-table meals.
5. Expansive Gardens: Step outside to discover your personal oasis. The vast gardens are

level with a variety of flowering plants and fruit trees. Whether you're a gardening enthusiast or just love to relax amidst nature, this space is perfect for growing your own food or hosting gatherings.

6. Peaceful Rural Setting: Enjoy the tranquillity of rural living while still being just a short drive from local amenities, schools, and community services. Embrace a lifestyle of exploration with nearby hiking trails, ponds, and wildlife. Adsett is a rural hamlet to the local village of Westbury-on-Severn.

7. Sustainable Living: This property supports potential for organic gardening should you chose to explore this aspect.

8. Versatile Outdoor Spaces: Whether you want to set up a cozy fire pit for stargazing, a playground for the kids, or a serene seating area for morning coffee, the outdoor spaces are ready for your personal touch. In fact, a balcony exists in the extended side of the house and the 'garden' bench can be located any where in which to enjoy this super countryside in Gloucestershire.

**Agents Note :**

A small area to the left side of the house has been allocated to the neighbour many, many years ago. The owner has requested that the property now be registered at The Land Registry as the purchase many years ago was prior to compulsory Land Registration. The image within our marketing edged red, approximately depicts the plot we are selling.



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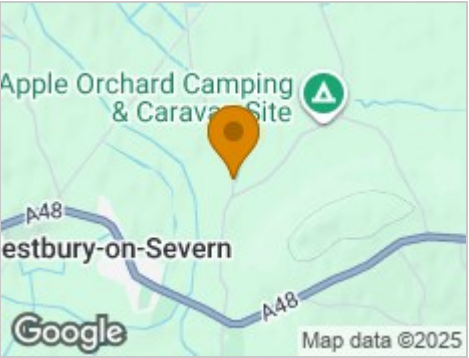
Road Map



Hybrid Map



Terrain Map



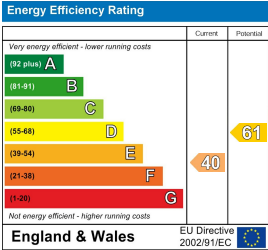
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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