



**Wresden Farm House, Uley, Gloucestershire, GL11 5AD**

**Offers In The Region Of  
£1,250,000**

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**EXCLUSIVE**







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Nestling at the foot of the stunning Uley Escarpment within The Cotswold Area of Outstanding Natural Beauty, Wresden Farm House dates back to the 17th century and is predominantly built of Cotswold stone. The property is Grade II \* listed and is of significant architectural interest, with adjoining barn and outbuildings, 6 acres (approx) of woodlands, paddock, grazing land and featured millponds. Having been subject to significant refurbishment including replaced bespoke hardwood double glazed windows and doors, repointing of brick work and a new roof on the adjoining barn, with approved listed building consent. The property maintains its original features including date plaque (1687) above the entrance door, inglenook fireplace, Jacobean bed, exposed beams and original Cotswold stone.

Accessed via a long private driveway the property briefly comprises of entrance hallway leading to the dining room/lounge with beautiful stone walling, exposed beams and inglenook fireplace housing log burner, farmhouse style kitchen with lovely views over the garden. A storage room and workshop complete the ground floor accommodation. To the first floor there are three bedrooms and family bathroom. With a separate self contained annex.





### LOCATION

Although essentially rural in character, Wresden Farm House is by no means isolated with Uley itself offering Village shop, traditional pub, art centre/cafe, doctor's surgery and primary school.

The Town of Dursley (1 mile approx.) offers a full range of day to day shopping and amenities to include Supermarket, library, school, dentist, doctors surgery, leisure centre/swimming pool and golf course. Communications to the wider area are excellent via the A38 and M5 motorway network to Bristol, Gloucester and Bath. There is a main line train station at Box Road, Cam; serving Bristol and Gloucester. Stroud being a 20 minute (approx) drive which offers a direct train to London Paddington.

### PLANNING

Planning and listed building consent is in place for further internal alterations (377221-198023) | S.19/1735/LBC  
Please refer to Stroud District council planning portal for more information.  
Drawings will be provided.

### TENURE

Freehold with vacant possession upon completion.

### COUNCIL TAX BAND

E



### SERVICES

The property is connected to mains gas and water. However, water can be provided by a natural spring which is also connected to the main house.

### EASEMENTS AND RIGHTS OF WAY

The property is sold with any rights, easements or other incidents of tenure which may affect it. In particular the neighbouring property benefits from a right of way over the driveway and the property is crossed by a public footpath.

### LOCAL AUTHORITY

Stroud District Council

### AGENTS NOTE

Please note that this property is semi-detached.









#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection

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Total area: approx. 297.7 sq. metres (3204.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanIt.

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 542 395 | Website: [www.hunters.com](http://www.hunters.com)

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