



LOWER CARTERSPIECE FARMHOUSE & THE STABLES

ENGLISH BICKNOR | COLEFORD | GLOUCESTERSHIRE

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LOWER CARTERSPIECE FARMHOUSE & THE STABLES OFFERS A FOUR BEDROOM DETACHED FARMHOUSE WITH IMPRESSIVE DETACHED TWO BEDROOM BARN CONVERSION SET WITHIN A LARGE PLOT APPROACHING HALF AN ACRE. THE PROPERTY IS SURROUNDED BY OPEN COUNTRYSIDE AND FORESTRY COMMISSION LAND PROVIDING A BEAUTIFUL OUTLOOK IN A PEACEFUL SETTING.

- Spacious and versatile period four bedroom farmhouse set over three floors •
- Impressive two bedroom detached barn conversion •
 - Set in a large plot approaching half an acre •
- The farmhouse has been carefully restored offering an abundance of character and charm throughout •
 - Excellent rural but accessible location •
 - Located 2.5 miles from the town of Coleford •
 - Off road parking available for multiple vehicles •
 - Offered For Sale by private treaty •
- Surrounded by stunning Gloucestershire countryside yet boasting links to the larger centres of Gloucester / Bristol / Cardiff / London •

DISTANCES FROM LOWER CARTERSPIECE FARMHOUSE & THE STABLES

Coleford 2.5 miles • Ross-on-Wye 9.1 miles • Monmouth 9.9 miles
Gloucester 18.2 miles • Bristol 33 miles • Cardiff 43.8 miles
London 123 miles

Lydney Train Station 10.8 miles • Chepstow Train Station 15.4 miles
Gloucester Train Station 18.2 miles

Bristol Airport 42.6 miles • Cardiff Airport 58.9 miles
Birmingham Airport 73.7 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Lower Carterspiece Farmhouse & The Stables is situated in an extremely private, secluded location accessed via a no through country lane.

English Bicknor is a small village on the outskirts of the popular market town of Coleford which benefits from a range of shops and services which will meet all your daily needs.

Monmouth, just 9.9 miles away, boasts excellent schools including Haberdashers Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Gloucester is just under 20 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Quays shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world-renowned Gold Cup.

An abundance of tourism and recreational activities exist within The Forest of Dean and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE FARMHOUSE

Stepping through the front door of this beautifully restored farmhouse, you're welcomed into a warm and inviting sitting room. The room is filled with character, boasting a fireplace with woodburning stove and exposed beams. An arched doorway leads to the spacious Farmhouse kitchen / dining room, where handcrafted oak cabinets, including a pullout larder cupboard, sit harmoniously beside an inglenook fireplace with recess for a Range cooker. Openings from the kitchen and dining area lead into the garden room which can also be used as a dining area highlighting this properties versatility. A utility room and boot room can be found to the rear of the kitchen. Completing the ground floor accommodation from the kitchen a door leads to a snug, study and bathroom which could easily be used as a ground floor bedroom suite if needed.

Stairs from the kitchen / dining room lead up to the first floor accommodation. The principal bedroom is beautiful and benefits from an en-suite bath, exposed beams and Velux windows to the front aspect. Bedroom two also has exposed beams and views over the surrounding countryside. Bedroom three is best used as a dressing room, nursery or office due to its unusual layout and completing this floor is a shower room and w.c.

Stairs from the first floor landing lead to the second floor which comprises of two further bedrooms with a door between them.

THE STABLES

An impressive two bedroom detached barn conversion brimming with charm comprising of a sitting room, kitchen / dining room, en-suite bathroom and private patio with space for a hot tub and table and chairs. A path leads to the parking area and another path leads to a private lawn area with gate to the Farmhouse garden.



OUTSIDE

The property is accessed via a Forestry Commission track, with full right of access. Lower Carterspiece Farmhouse & The Stables benefits from an off-road parking area offering ample space for multiple vehicles. The garden beautifully wraps around the farmhouse and The Stables, featuring a large patio, mature fruit trees and offering excellent views over the lawns and countryside beyond.

KEY INFORMATION

Agents Note: The current owners are retaining the two other holiday lets on site and the land for their own personal use. The farm is being split and it is solely The Farmhouse and The Stables with driveway, parking area and garden available for sale.

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Forest of Dean District Council. Telephone: 01594 810000

Viewings: Strictly by appointment with the selling agents

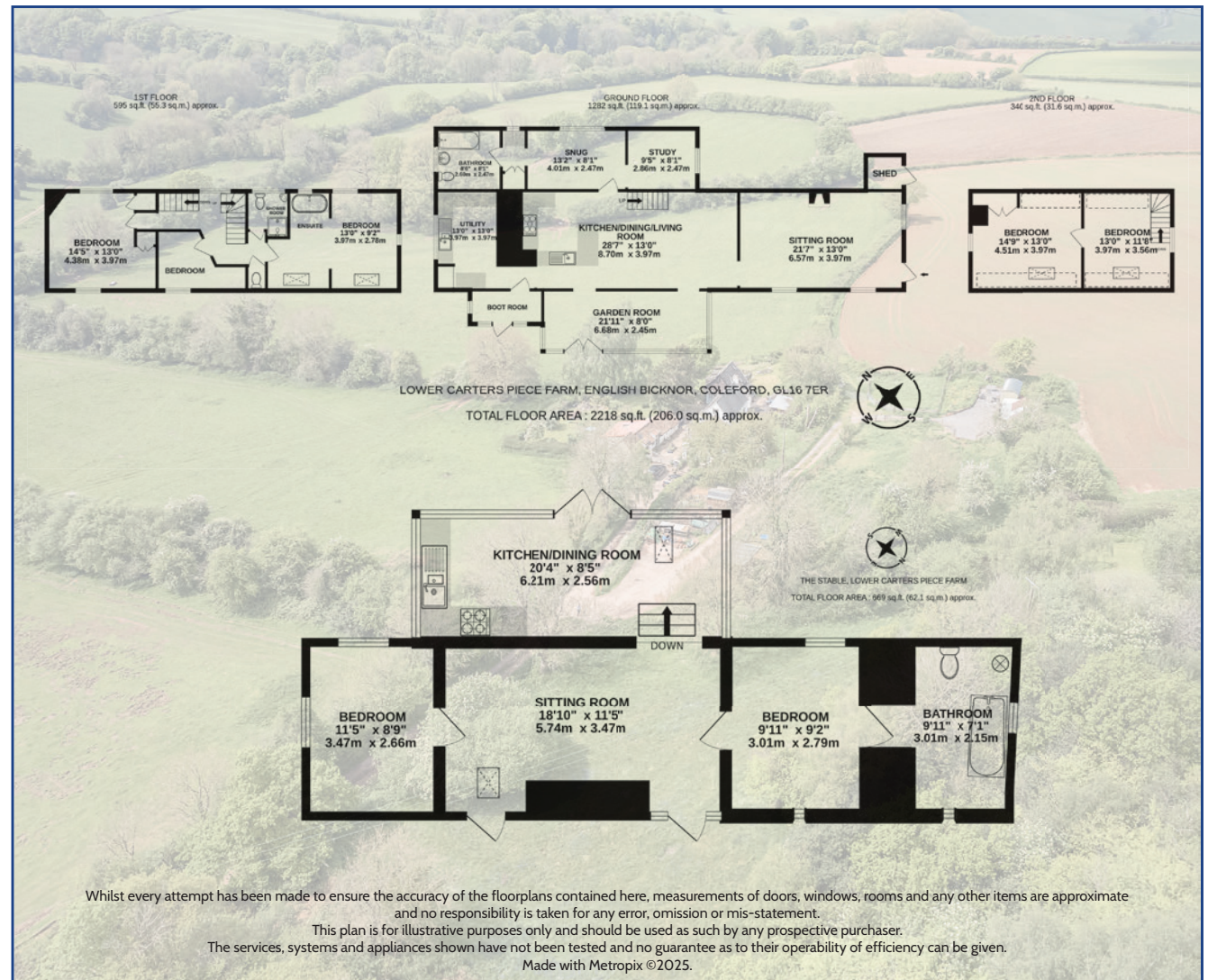
Directions: From Coleford town traffic lights, head out of Coleford using Gloucester Road / B4028. Continue on this road passing Forest Hills Golf Club on your left. At the lights, go straight ahead and stay on this road until you reach the junction signposted Monmouth left and Gloucester right. Turn right and eventually you will reach a left hand turning for Lower Carterspiece Farm which is signposted with bunting on the roadside. Take this turning and then bear left down the forestry commission track. Proceed with caution as the track can be slightly bumpy dependant on the weather.

Postcode: GL16 7ER



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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