



 **7**

**Bedrooms**

 **4**

**Bathrooms**





**\*\*OPEN HOUSE\*\* SATURDAY 16th August 10am-12pm\*\***

Aroha Properties are delighted to present this exceptional five-bedroom detached home, perfectly positioned just outside the charming village of Westbury-on-Severn. Offering a blend of traditional character and modern comfort, this spacious home provides a versatile living space ideal for families or those seeking a peaceful countryside retreat.

Brimming with potential, this spacious family home is a blank canvas ready for your personal touch. Its versatile layout makes it ideal for remodeling, offering endless possibilities to create a truly bespoke living space.



Stepping inside, you'll find a thoughtfully designed interior with three inviting reception rooms, and a convenient utility room with ample storage. The ground floor also features two self-contained one-bedroom annexes—perfect for multi-generational living or guest accommodation. The annexes can potentially generate an income of £1,500 per calendar month and have options to not only be rentals but also holiday lets and achieve approximately £3000 per calendar month.

Upstairs, five bedrooms await, including a stunning master suite complete with a walk-in wardrobe and private en-suite bathroom.

Outside, the property enjoys a beautifully secluded rear garden, providing an ideal space for relaxation or entertaining during the warmer months. To the side is a large garden which is perfect for creating your own beautiful space to enjoy outdoor living.

Set within grounds of nearly one acre, this versatile parcel of land offers a wealth of possibilities.

During the warmer months, it could potentially serve as a small pop-up campsite or motorhome stopover, generating a valuable additional income stream with potential earnings of around £30,000 per annum.

For equestrian enthusiasts, there is scope to create a private paddock and stabling (subject to the necessary consents), while an established livery yard is conveniently located just 200 yards away.

### **Key Features**

- Approximately 1 acre of flexible, usable land
- Potential for seasonal campsite or motorhome pitches
- Indicative income potential of around £30,000 p.a.
- Space for private horse or pony keeping (STPP)
- Livery yard within approx. 200 yards

Additional 11 Acres of land also available - contact us for further information.

Nestled on the scenic west bank of the River Severn, Westbury-on-Severn offers a delightful village atmosphere with local amenities, including a post office, charming pubs, restaurants, and healthcare facilities. Excellent transport links via the A48 and regular bus services make commuting and exploring the surrounding areas

effortless. For those who love the outdoors, the village is surrounded by picturesque walking and cycling trails, particularly along the stunning riverbanks.

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