



Leigh Farm , The Leigh GL19 4AG
£1,250,000



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• Characterful detached farmhouse • Ground of 2.57 acres • Offering a range of traditional barns and outbuildings • Mature wrap around gardens • Generous and flexible living accommodation • Sought after village location • Easy access to local amenities in nearby Gloucester and Cheltenham • EPC Rating E42 • Tewkesbury Borough Council - Tax Band D £2,082.55 per annum 2024/2025)

£1,250,000

Leigh Farm

Leigh Farm offers an extensive 2,237 square feet of living accommodation over two floors. The property retains charming period features that include exposed beams and floorboards, feature fireplaces and flagstone floors.

Upon entering the home, you are struck by the abundance of character which beautifully demonstrates the age and history of the home. This property boasts a spacious farmhouse kitchen with flagstone flooring throughout perfect for entertaining friends and family. The kitchen further benefits from ample storage space in a range of floor units and is completed with a cast iron Rayburn. The rustic charm of the Rayburn adds character to the kitchen, making it a focal point of the home. Access via French doors is provided to the garden room.

The extensive ground floor accommodation continues to the living room benefitting from an Esse wood fired cooking stove range. The formal dining room which boasts a log fireplace and views over the gardens is the perfect space for family dining. Completing the ground floor accommodation is a shower room and garden room with two velux windows provide an abundance of natural light streaming through the room, whilst French doors provide access to the garden.

Carrying on up the staircase to the second floor you will find the family bathroom, three generous sized bedrooms and the large unconverted attic space. The three bedrooms also enjoy delightful rural views through the charming sash windows.



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Grounds

The property is approached via double gates that lead you to the private driveway which provides parking area for numerous cars.

Leigh Farm is positioned within 2.57 acres, Mature wrap around gardens surround the property to the sides and rear. The beautifully maintained set of red brick barns of varying sizes, all attached to one another, adds character and a touch of rustic charm to the estate. Additionally, there are a number of smaller sheds and outbuildings, including a large former chicken coop, offering endless possibilities for storage or potential conversion into living spaces. This farm offers a unique opportunity for conversion or change of use, subject to the necessary planning consents.

Please note the land to the rear of the property has a restrictive covenant which is enforced by The National Trust

Location

Leigh Farm is located in an attractive and slightly elevated plot to the western edge of The Leigh (pronounced The Lye and at one time spelt that way). The Leigh is a charming village situated about five miles northwest of Cheltenham and

approximately five miles from both Gloucester and Tewkesbury providing fantastic commuter links, with easy access to the national motorway network and train stations at Gloucester and Cheltenham.

M5 Junction 11 N&S 8 miles, Worcester 21 miles, Bristol 46 miles, Oxford 53 miles, Gloucester Railway Station 6 miles - London Paddington 120 minutes. All distances are approximate

The nearby villages of Coombe Hill and Norton have amenities such as public houses, a primary school, petrol station and shop as well as a superb farm shop.

Directions

Take the A40 from Gloucester, north towards Tewkesbury leading to A38. Approximately 2 miles along the A38 turn left onto Church Lane, Carry on for a further ½ mile carry straight on at a small junction after approximately 150 yards the road will carry round to the right. Leigh Farm is the second property located on the left hand side.

Material Information

Tewkesbury Borough Council Tax Band D (£2,082.55 per annum 2024/2025)

Mains water and electric are connected



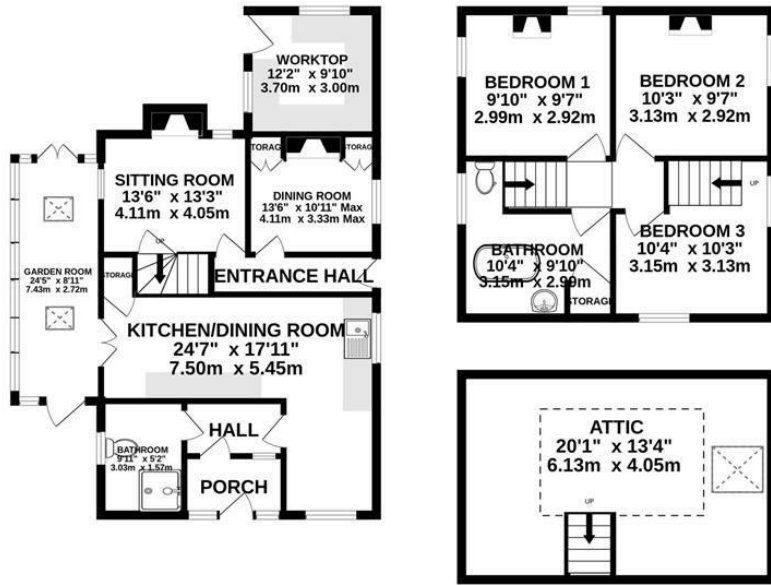
to the property along, with private septic tank, Oil fired central heating , well water if required and solar panels.

Broadband speed: Standard 22 Mbps, Ultrafast 1000 Mbps. Gigaclear superfast broadband is available.

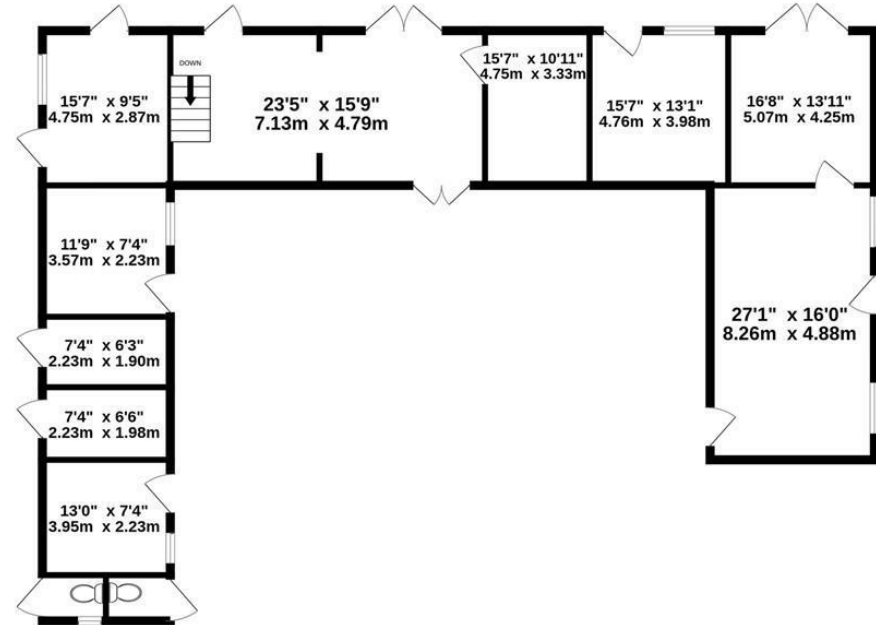
Mobile phone coverage: EE (Likely) 02 (Likely) Vodafone (Likely) and Three (Likely) Freehold.



GROUND FLOOR & FIRST FLOOR



OUTBUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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