



**Cyder Press Farm & Mary's Cottage , The Leigh GL19 4AG**  
**£1,195,000**



## Cyder Press Farm & Mary's Cottage , The Leigh GL19 4AG

• No onward chain • Grade II Listed four bedroom farmhouse and detached two-bedroom cottage • Set in mature gardens and paddocks measuring approximately 2.65 acres • Original character features throughout • Generous and flexible living accommodation across the two properties • Mature front and rear gardens • Paddock and Stables • Spacious driveway and detached double garage with additional storage • Tewkesbury Borough Council - (Tax Band E - Cyder Press £2,545.34 per annum) (Tax Band B -Mary's Cottage £1,619.76 per annum 2024/2025)



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### Location

The centrepiece of the property is an impressive half-timbered farmhouse and a large south-facing garden. Close by is a two bedroomed cottage and beyond that is an old orchard, a paddock and stabling. The whole is situated on a slightly elevated plot in the charming village of The Leigh, approached by a single track, no-through road. There are walks from the door, past the village pond to a nature reserve and an old canal, beyond which is a choice of pubs, a farm shop, garage and other local services.

The location offers all the pleasures of country living while being only five miles equidistant to Cheltenham, Gloucester and Tewkesbury. With excellent transport links on the M5 and M50 and high speed trains, you can be in London in under two hours. With a choice of three very

different towns there is a selection of leading preparatory and public schools, a variety of wonderful leisure activities, sports clubs, annual festivals; literature, jazz, cricket, science, music, and a vast array of shops, restaurants and theatres.

### The Farmhouse

Cyder Press Farm is believed to have been built in 1667, although there is a Saxon wall at one end of the house which suggests a much older settlement belonging to the Deerhurst Priory estate. The farmhouse has evolved from a modest house to the large family home it is today. Historically fascinating features, such as half-timbered walls, exposed beams, inglenook fireplaces and flagstone floors are throughout the property. A pair of cruck beams in the main bedroom give the property a listed status. The characteristics of the house



have been sympathetically blended with a modern design to provide a large family kitchen and en-suite bathrooms. With double glazing, an Aga and central heating throughout, Cyder Press Farm is a comfortable, contemporary family home.

The ground floor comprises of four large reception rooms, a spacious family kitchen and a cloakroom. From the kitchen end of the house there are French doors opening onto the southern terrace and from the family room there is similar access to the back terrace and lawn, thus providing versatile living space all year round.

Upstairs has four double bedrooms, two bathrooms, a shower room and the added bonus of a mezzanine level; the perfect hiding place for youngsters. To provide further flexibility there are two staircases with the potential to create an annex, if so desired. The attic is boarded and has electric light, to provide large indoor storage or the potential to adapt to a hobby room.

### **Mary's Cottage**

From the village lane, Mary's Cottage is approached by a separate sweeping driveway with ample parking outside. It can also easily be accessed across the

terrace from the main house. The array of features, including half timbered walls and exposed beams throughout gives the cottage an older appearance, however, the cottage was built in 1989, designed to be in-keeping with the farmhouse. On the ground floor there is wooden flooring throughout and features a sitting room with wood burning stove, a large kitchen diner and a utility boot room with a downstairs loo. Upstairs are two spacious double bedrooms, each with en-suite bathrooms and vaulted feature ceilings. Besides multi-generational living space, in the past the cottage has served as a holiday home, a workshop space, an office and a gym.

### **Outside**

The grounds as a whole are around 2.65 acres. With generous wrap around gardens to both the house and the cottage. The main house has a large gravel drive and a double oak-framed garage with power and light. There is a lock up, large enough for valuable machinery, bikes and extra storage, plus a lean to and a wood store.

The farmhouse has an impressive terraced area to the front and rear and on the south side is a mature sunken lawn with drystone walls, an alfresco seating area and the cider press that gives the house



its name. Beyond the formal gardens is a good-sized art studio or garden office with WIFI and views across the paddock to a small woodland.

There is also a large workshop, a vegetable growing area, and an old apple orchard. The pony paddock has post and rail fencing and two loose box stables. The property as a whole has dog proof fencing.

### Material Information

Tewkesbury Borough Council (Tax Band E - Cyder Press £2,545.34 per annum) (Tax Band B -Mary's Cottage £1,619.76 per annum 2024/2025)

Mains water and electric are connected to the property along with private drainage. Oil fired central heating. Gigaclear superfast broadband is available. Grade II listed. Freehold.

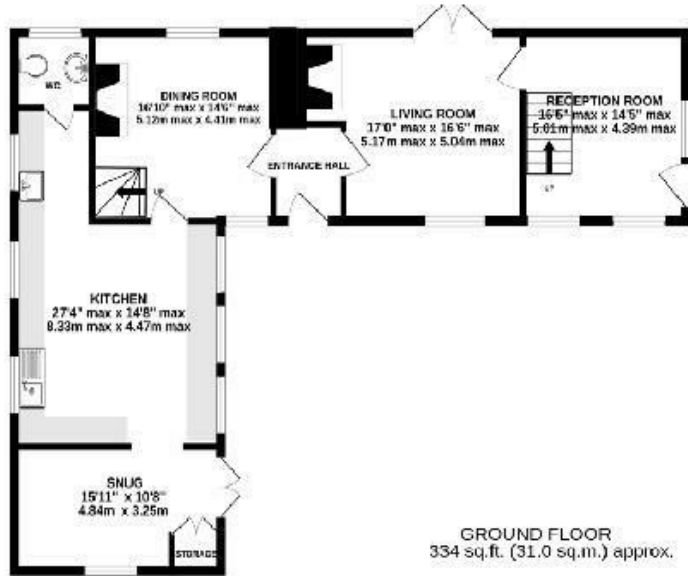
### Directions

Take the A40 from Gloucester, north towards Tewkesbury leading to A38. Approximately 2 miles along the A38 turn left onto Blacksmiths Lane.

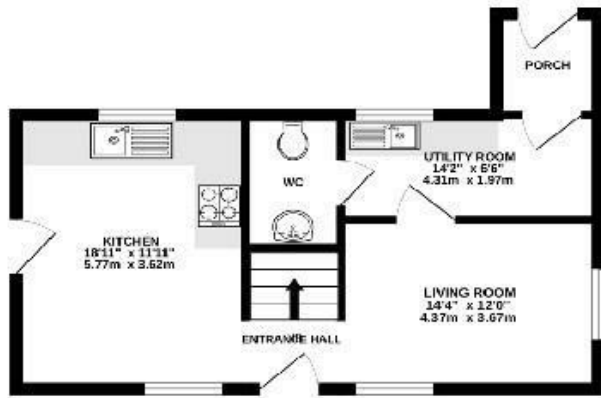
Carry on for a further 1/2 mile. Carry straight on at a small junction, after approximately 150 yards the road will veer to the left. Cyder Press Farm driveway is the first on your left.



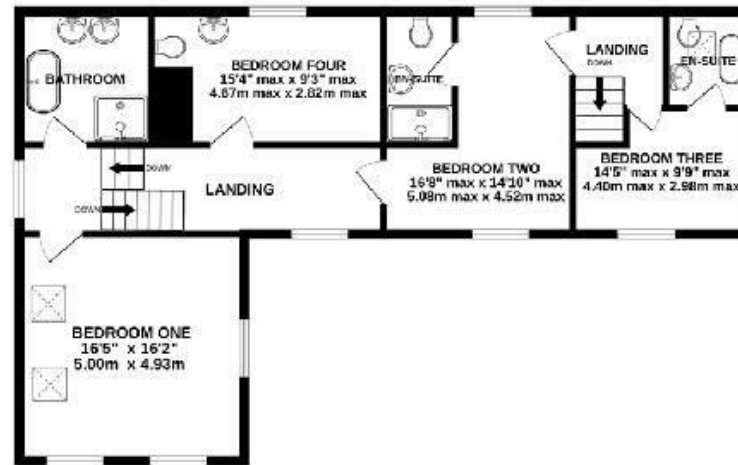
**GROUND FLOOR**  
696 sq.ft. (64.6 sq.m.) approx.



**GROUND FLOOR**  
334 sq.ft. (31.0 sq.m.) approx.



**1ST FLOOR**  
700 sq.ft. (65.0 sq.m.) approx.



**1ST FLOOR**  
313 sq.ft. (29.1 sq.m.) approx.



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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

