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Chase Lane Farm, Chase Lane, Wickwar, Wotton-under-Edge, GL12 7JY

A rare opportunity to purchase a smallholding comprising an impressive period farmhouse with an adjoining two-bedroom annexe and further outbuildings with huge scope to further develop and reconfigure, if desired. All set within a superb, elevated position with grounds and gardens reaching approximately four acres.

Chase Lane Farm is believed to date back to c.1850 and there is evidence of its fascinating past featured throughout the property including exposed beams, elm floorboards and an open stone fireplace. The house has been altered and changed over the decades with a more extensive update carried out in the current owners' 8 years of ownership. There are however still elements of the property that remain untouched, such as the vaulted attic rooms, that provide great scope to further reconfigure for the next owners to make their own.

Entering into a spacious central reception hallway, the main house enjoys generous proportions throughout. The hallway features a partly original stone tiled floor with a sympathetic addition of oak effect floorboards across the remainder of the room. A staircase rising from here to the first floor along with doors to both reception rooms and a further door leading out to the rear courtyard. To the right-hand side of the hall is the dual aspect, elegant formal dining room which is an impressive room enjoying a focal fireplace with a wood burner inset, along with an exposed mantel and ceiling beam across the centre of the room. There is a useful cupboard to one corner that houses the central heating boiler. Across the hallway is the inviting sitting room that has a beautiful inglenook fireplace that takes centre stage. The current residents discovered the fireplace and restored it to its former glory, as well as installing another wood burner within. There is also a beautiful exposed beamed mantel that reaches the entire width. The room is again dual aspect with a pleasant outlook across the bordering farmland and woodland beyond. Off the sitting room is the traditional, yet modern kitchen/breakfast room enjoying a semi-vaulted ceiling with exposed beams. The kitchen features an excellent range of fitted wall and base cabinets finished with a Belfast sink and granite worktops and upstands, plus space for a range cooker and plumbing for a dishwasher. The room has a tiled floor throughout, which flows into the adjacent utility room, as well as providing ample space for a breakfast table. At the far end of the kitchen a door leads into the utility/boot room. This practical space has two external doors out to the front and rear of the property along with plenty of space to hang coats and store shoes and boots. There are further fitted base units with a sink along with space and plumbing for a washing machine and tumble dryer. Off this room is a downstairs cloakroom with W.C.

Upstairs there is a landing with a view across the rear courtyard that provides access to three bedrooms and the family bathroom. The elegant master bedroom has two double built-in wardrobes and benefits from an en-suite shower room. There are two further well-proportioned double bedrooms with views eastwards across the gardens of Chase Lane Farm and towards the Cotswold escarpment and the Somerset Monument in the distance. The family bathroom completes the accommodation on the first floor and comprised a white suite with a shower over the bath. There is a vast attic space that runs the length of the main house, split into two rooms, which could be converted to create further accommodation. There are a wealth of exposed beams across the vaulted ceiling along with two Velux windows filling the space with natural light and even more elevated easterly views.



The Annexe

The former cow sheds have been converted by the current owners into a charming two bedroom self-contained annexe and is currently used to provide income as a holiday let. The space has been thoughtfully and tastefully converted with lots of features being showcased, including vaulted ceilings with exposed 'A' frame beams. There is a central open plan living area that combines the kitchen, sitting area and a dining area. The two bedrooms are situated either side of this room and a modern shower room completes the accommodation.

Grounds, Buildings and Gardens

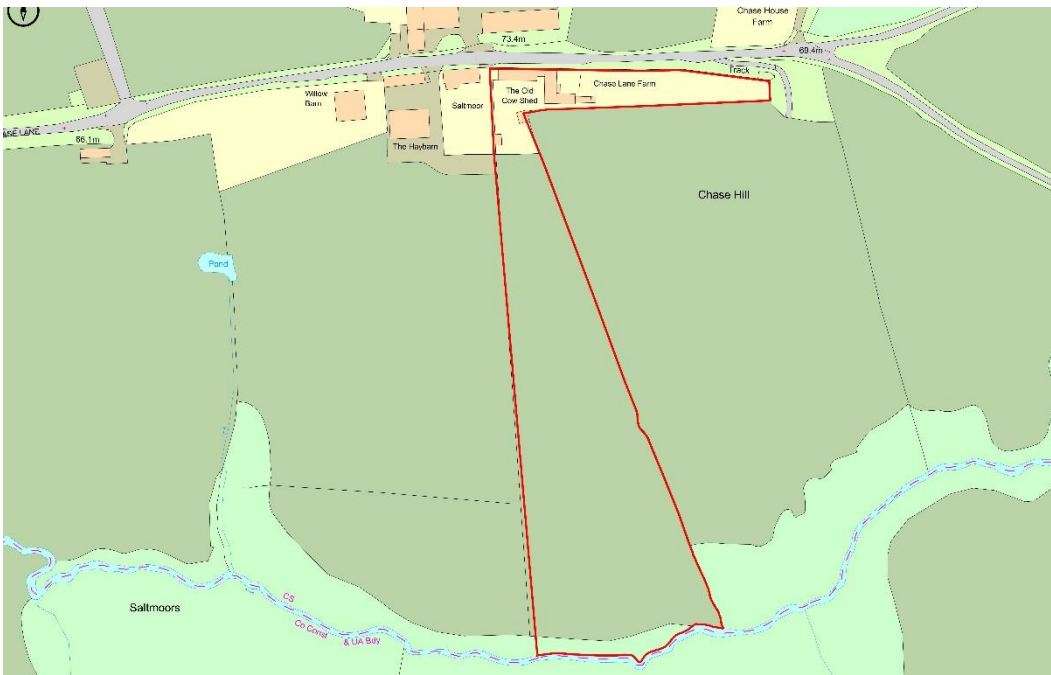
The property in all extends to approximately 3.9 acres of grounds which are made up of 3 acres of grazing paddocks, along with gardens, an orchard and produce garden, plus a generous hardstanding to the rear of the property. The paddocks are split into two, of which the second reaches the woodland and a stream at the far border.

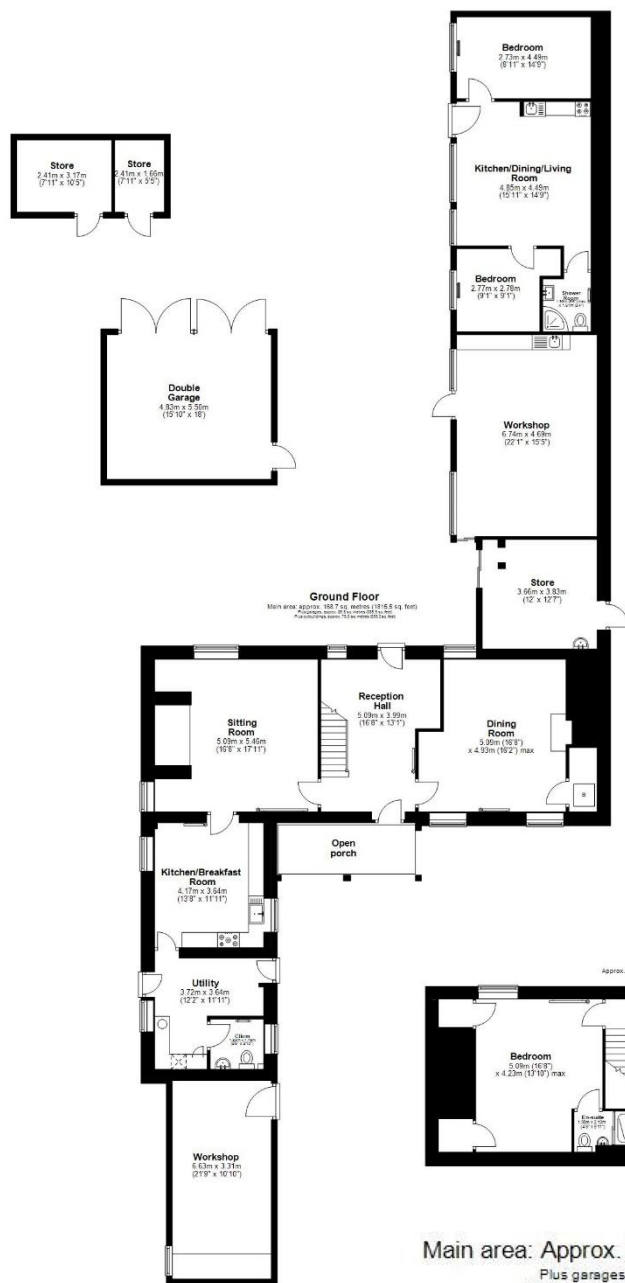
The main gardens are all set to the front of the farmhouse with a pretty walled and gated garden initially beside the house. Across the driveway is a maturing orchard and produce garden with a greenhouse, tool store and a polytunnel.

There are two vehicular accesses from Chase Lane, one to the rear and another to the front of the property.

In addition to the converted cowshed, there are two workshops, a double garage, an integral store and a timber-built store.

Guide Price £1,150,000





Main area: Approx. 319.4 sq. metres (3438.3 sq. feet)
Plus garages, approx. 26.5 sq. metres (285.5 sq. feet)
Plus outbuildings, approx. 78.8 sq. metres (859.3 sq. feet)

Services

The property is connected to mains electricity and water. Central heating is fired by oil. Drainage is supplied via private septic tanks. The property benefits the addition of solar panels and storage battery. Council tax band D (Stroud District Council). The property is freehold.

EPC – TBC.

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