

BYFORDS FARM

LANE GLOUCESTER

JOHN
GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



BY DIRECTION OF THE EXECUTOR OF ERIC FREEMAN (DECEASED)

BYFORDS FARM

NEWENT LANE GLOUCESTER, GL19 3HH

SITUATED IN RURAL GLOUCESTERSHIRE A HALF TIMBERED GRADE II LISTED FARMHOUSE IN NEED OF UPDATING INCLUDING A COMPREHENSIVE RANGE OF OUTBUILDINGS SET WITHIN 57 ACRES OF AGRICULTURAL LAND INCLUDING TWO ORCHARDS. EPC F

Location & Description

The village of Huntley offers amenities to include primary and junior school, garage, village hall, church, public house, cricket club, residential home, golf course and garden centre. Newent is just over 4 miles away and the city centre of Gloucester approximately 7 miles where there are more comprehensive facilities to be found. Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean. Independent schools are available in Malvern, Monmouth, Cheltenham and Gloucester.

Byfords Farm is situated in rural Gloucestershire on the outskirts of the village of Huntley and set within 57 acres of agricultural land.

The grade II listed half timbered farmhouse dates back to the 17th Century with later extensions and offers characterful

four bedroomed accommodation. There is a large range of outbuildings including stable blocks and metal barns offering wider development and refurbishment potential.

The accommodation benefits from oil central heating and partial double glazing and comprises to the ground floor a hallway with access to the cellar, living room, drawing room with Inglenook fire place, breakfast kitchen, study, utility and cloakroom. To the first floor are four bedrooms and a bathroom with a staircase leading to two generous attic rooms.

Outside the property is accessed via a gated private driveway leading to a large parking area. Further double gates give access to the comprehensive range of outbuildings and yard.

The formal mature garden sits to the rear of the farmhouse which is laid mainly to lawn with trees and shrubs and seasonal flowerbeds.

The land approaches approximately 57 acres which includes two pear and cider apple orchards and has its own Borehole for water.

The agent recommends an early inspection.

Entrance Hall Exposed timbers . Radiator.

Living Room 5.40m (17ft 5in) x 3.61m (11ft 8in)
Double glazed window to front. Exposed timbers. Brick floor. Wood burner. Radiator.

Drawing Room 4.54m (14ft 8in) x 2.04m (6ft 7in)
With feature stone inglenook fireplace. Exposed timbers. Wall panelling. Radiator.

Kitchen/Breakfast Room 4.28m (13ft 10in) x 4.18m (13ft 6in)
With quarry tiled floor. Oil fired Aga. Belfast sink. Radiator. Double glazed windows and French doors opening to the front garden.





Study/ Dining Room 2.92m (9ft 5in) x 2.40m (7ft 9in) Exposed timbers. Radiator.

Rear Passageway With quarry tiled floor. Storage cupboard. WC and wash basin. Window.

Utility / Boot Room External door and window. Quarry tiled floor. Belfast sink Tiled surrounds.

Inner Hall Exposed floorboards. Radiator. Door to cellar. Stairs to first floor.

First Floor Landing Exposed timbers and floorboards. Radiator. Window. Stairs to second floor attic rooms. Doors to:

Bedroom 1 5.27m (17ft) x 4.54m (14ft 8in) Exposed timbers. Two double glazed windows with countryside views. Original fireplace. Radiator. Fitted storage.

Bedroom 2 4.18m (13ft 6in) x 4.08m (13ft 2in) Windows to front and rear with garden views. Radiator.

Bedroom 3 4.26m (13ft 9in) x 2.79m (9ft) Exposed timbers. Radiator. Wash basin. Double glazed window.

Bedroom 4 2.94m (9ft 6in) x 2.53m (8ft 2in) Exposed timbers and floorboards. Double glazed window with countryside views. Radiator.

Shower Room With walk-in shower cubicle with electric shower. White suite comprising WC, wash basin and bidet. Wood effect flooring. Exposed timbers. Airing cupboard housing hot water tank.

2nd Floor Landing Window and door to:



Attic Rooms With connecting door. Partially restricted head height. Exposed timbers. Windows to side.

Cellar 4.85m (15ft 8in) x 2.04m (6ft 7in) Wooden staircase. Earth floor. Power and light. Oil fired central heating boiler.

Outside

Outside the property is accessed via a gated private driveway leading to a large parking area. Further double gates give access to the comprehensive range of outbuildings and yard.

The formal mature garden sits to the rear of the farmhouse which is laid mainly to lawn with trees and shrubs and seasonal flowerbeds and enjoys countryside views.

The land approaches approximately 57 acres which includes two pear and cider apple orchards and has its own Borehole for water.

Outbuildings

Stable Block 1 3 stables and attached garage.

Stable Block 2 7 stables with attached stores and barn.

Brick Stores 3 brick built buildings with first floor storage.

Barns Further range of steel framed barns.

Agents Note

A number of windows have been replaced at Byfords Farm without the benefit of a listed building consent. The replacement windows do not comply and approval has been obtained for this work to be corrected. An estimate relating to the work is available from the agents' Ross office.



Outside

Outside the property is accessed via a gated private driveway leading to a large parking area. Further double gates give access to the comprehensive range of outbuildings and yard.

The formal mature garden sits to the rear of the farmhouse which is laid mainly to lawn with trees and shrubs and seasonal flowerbeds and enjoys countryside views.

The land approaches approximately 57 acres which includes 2 pear and cider apple orchards. The land has its own Borehole for water.

Services

We have been advised that mains electricity and water are connected to the property. Central heating is oil fired. Private drainage is via a septic tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order



to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office,

Tel: 01989 768 320

Council Tax

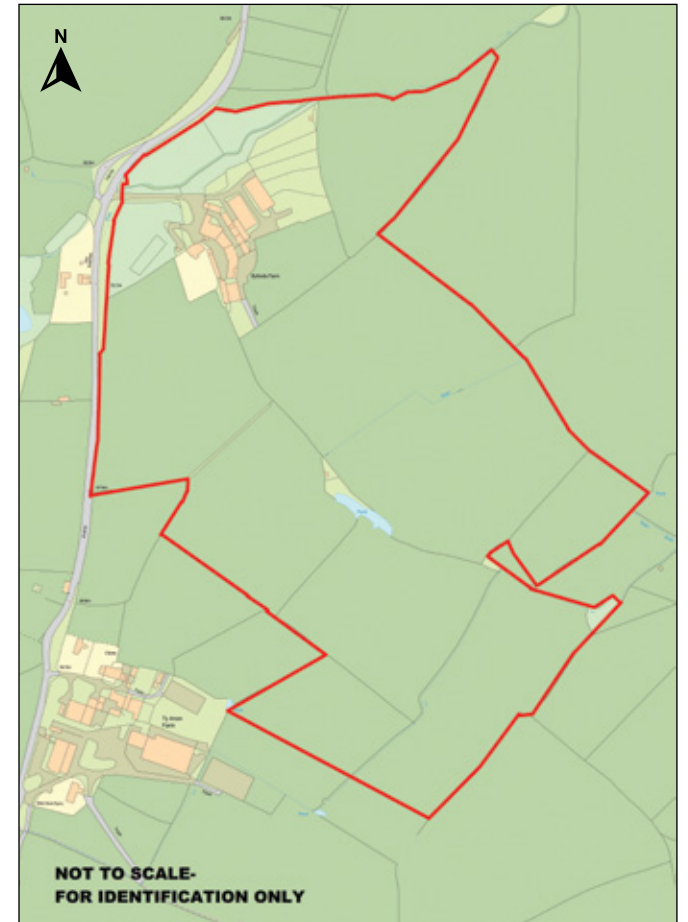
COUNCIL TAX BAND "F"

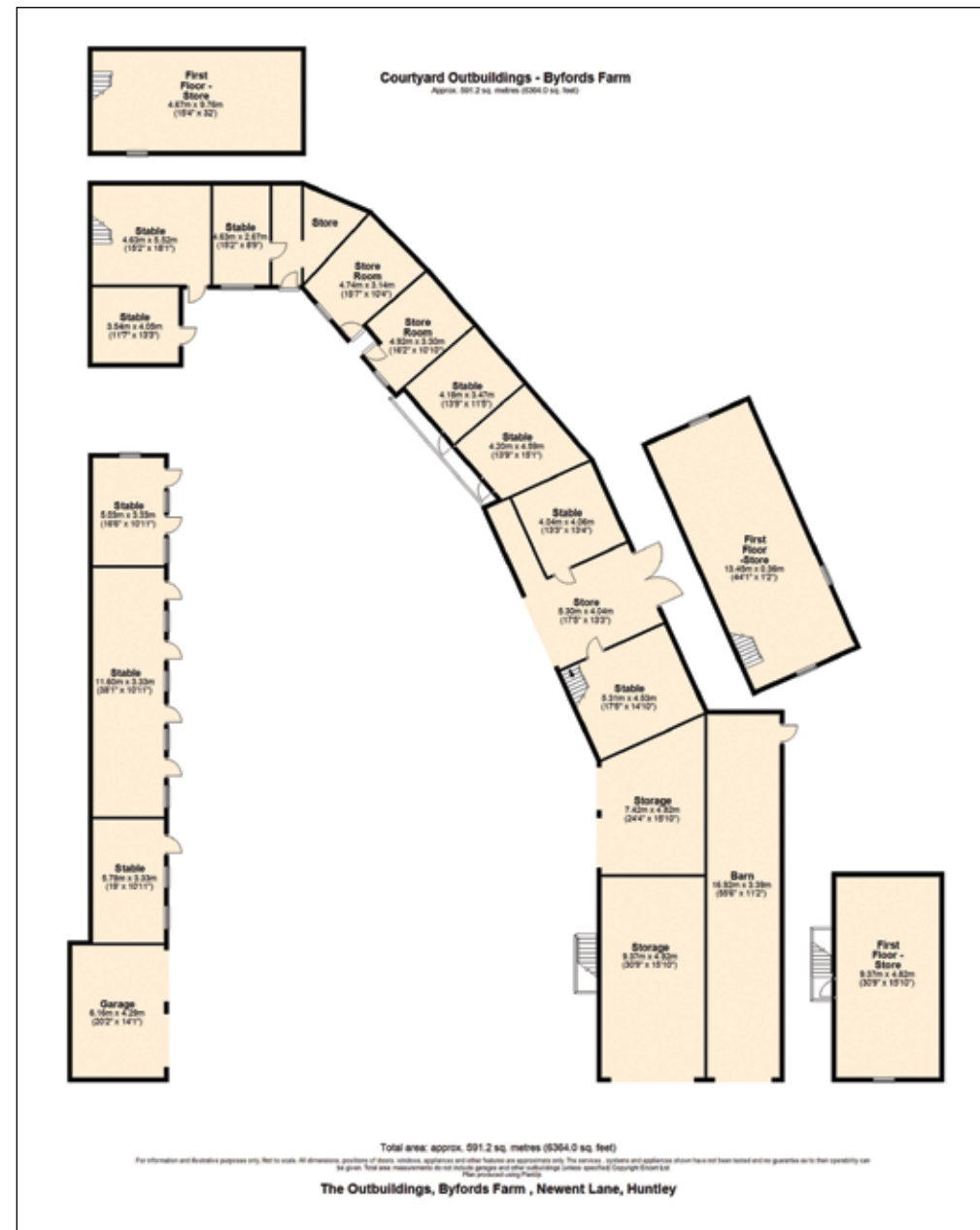
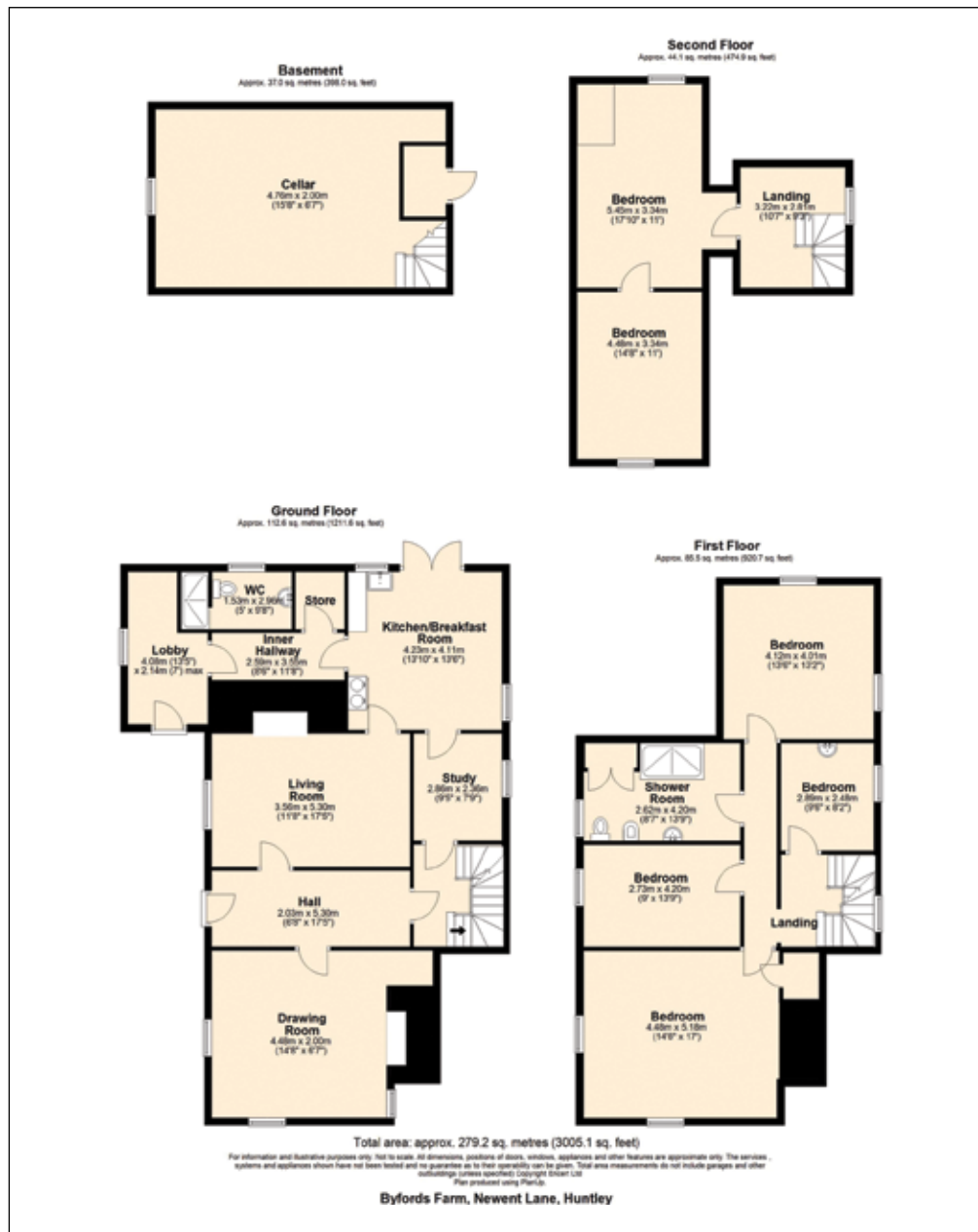
EPC

The EPC rating for this property is F (27).

Directions

WHAT3WORDS: PUBLISHER.LOVING.EMBODIED





MISREPRESENTATIONS ACT 1967 JOHN GOODWIN

Conditions under which particulars are issued John Goodwin for himself and for the vendors or lessors of this property whose agent he is gives notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to the property.



JOHN
GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

Stoud House, 30 Gloucester Road,
Ross-On-Wye, Herefordshire, HR9 5LE

Tel: 01989 768320

E-mail: ross@johngoodwin.co.uk

www.johngoodwin.co.uk