

An aerial photograph of Evington Hill Farm, showing a large white building with a dark tiled roof and several dormer windows. The building is surrounded by a well-maintained garden with various plants, trees, and a paved area. A large green hedge runs across the foreground. In the background, there are more buildings and a forested hillside under a clear sky.

Evington Hill Farm, The Leigh, Gloucester, Gloucestershire

A substantial period farmhouse with three additional cottages, fishing, a tennis court and a range of outbuildings with potential.

Description

Evington Hill Farm is an historic and charming country home set within a substantial plot of just over 4 acres. Originally a Manor Court House, the main property is believed to date back to circa 1580 with later additions. The property has been lovingly maintained and the appeal internally is the period detail you would expect of a property of its era with exposed beams, an inglenook fireplace and flagstone flooring. The accommodation is both practical and versatile and offers huge potential. The accommodation is split into two areas, a main house and then three self-contained annexes perfect for an au pair, dependent relative or income generation. Main House - Arranged around a central reception hall the main house comprises a family room, dining room opening onto a sitting room, kitchen and lovely orangery with under floor heating and views over the garden. In addition is a conservatory, utility, and cloakroom. From the entrance hall, a staircase leads to the master bedroom with en suite and two additional bedrooms, one with an en suite and the other bedroom is served by a further shower room. Three further bedrooms are accessed from the main staircase all with en suite shower rooms.



6



6



4



4.1
acres

EPC

E





In addition to the main house are three cottages which have been successfully let over recent years, generating an income. The ideal and palpable purpose for the cottages is for holiday let. Of worthy note is the planning consent (that has now lapsed) that was granted to convert the three cottages and adjoining barn into four houses, offering exceptional development opportunities, under planning reference 10/01166/FUL. Alterations to existing residential unit and holiday cottage to form three separate dwellings. Conversion of residential outbuilding to provide one live/work unit. Set beautifully within its plot, surrounded by mature formal gardens, this private setting has a real sense of space, with an expanse of lawn to the southern side of the plot and a vista to open countryside. The property is approached via an electric gate with a driveway leading to a parking area for numerous cars. To the edge of the property and within the grounds are a variety of outbuildings including a large 'L' shaped barn, an original stable (store) and a smaller traditional red brick barn with conversion potential and a useful steel frame portal barn also with conversion potential (subject to the necessary consents). The site also boasts a hard tennis court and a coarse fish pond. Services: Mains water and electricity. Private drainage. LPG heating. The property has 16 photovoltaic cells producing 4 kilowatts of power.

Distances

Tewkesbury 6 miles, Cheltenham 7 miles, 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 (Distances and times approximate)



Location

Set in the heart of the Severn Vale, a short drive from the fashionable Spa town of Cheltenham and the Cathedral City of Gloucester, Villa Farm is set adjacent to the road within easy commuting distance of the main regional towns. 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. There is an extensive range of amenities in Cheltenham and Gloucester with train stations at both, Gloucester providing the quickest (1hr 50mins) direct services to London Paddington. Both Cheltenham Spa and Gloucester stations run direct regular services to both Bristol Temple Meads and Birmingham New Street.

Property Information

Tenure Freehold.

Local Authority & Council Tax Band Tewkesbury Borough Council. Tax Band G.

Guide Price £1,650,000





Approximate Gross Internal Floor Area

Main House: 398 sq.m / 4,279 sq.ft

Cottage 1: 38 sq.m / 413 sq.ft

Cottage 2: 62 sq.m / 669 sq.ft

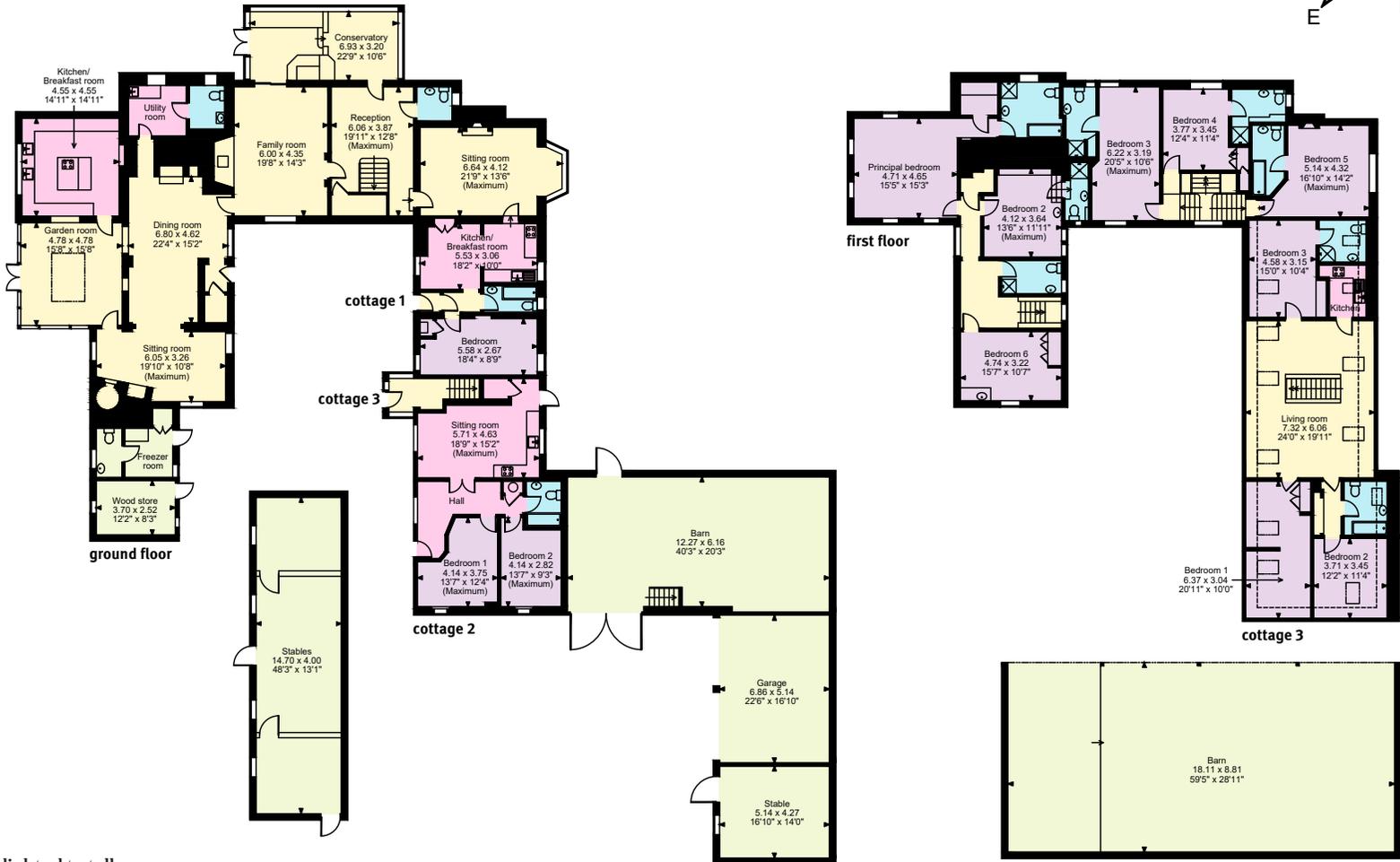
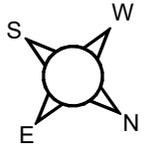
Cottage 3: 95 sq.m / 1,018 sq.ft

Barns: 236 sq.m / 2,535 sq.ft

Garage: 35 sq.m / 380 sq.ft

Stables and Wood Store: 100 sq.m / 1,073 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Cheltenham
 123 Promenade, Cheltenham
 Gloucestershire
 GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more
Tom Banwell
 01242 246951
tom.banwell@knightfrank.com

---Denotes restricted head height



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.