

Moorfield Farm

Taynton, Gloucestershire





A wonderful 14 acre smallholding with principal house, secondary cottage, outbuildings and equestrian facilities.

Newent 4 miles, Gloucester train station 6 miles, M5 Junction 11 (N&S) 10 miles, Cheltenham 15 miles, Ledbury 11 miles, Bristol 43 miles, Birmingham 63 miles. (Distances and times are approximate.)

		
4-6	3-5	4-5

Summary of accommodation

Main House

Ground floor: Sitting room | Study | Kitchen/breakfast/dining room | Games room | Utility | Shower room

First floor: Principal bedroom with dressing room and en suite | Three further bedrooms, one with an en suite

Family bathroom

Annexe

Ground floor: Hall | Kitchen/dining/living area | Study | Utility | WC | Store

First floor: Two bedrooms with en suites


Outside


Barn with stables | Garage with two store rooms


Situation


(Distances and times are approximate)

Set under the backdrop of May Hill, an iconic landmark owned by the National Trust, the popular villages of Tibberton and Taynton are in the heart of the Severn Vale between the market town of Newent, the Cathedral city of Gloucester and within a short drive of the Spa town of Cheltenham.

 The villages have a primary school, a village hall and a very active tennis club (within walking distance).

 The walking and riding are excellent with easy access to a number of footpaths and bridle paths. Situated close to the Gloucestershire Herefordshire border, the rolling countryside surrounding May Hill is a highly sought after part of west Gloucestershire.

 The nearby village of Huntley has a number of conveniences whilst the historic market town of Newent is a short, picturesque drive and offers a full range of amenities.

 Located half an hour west of the Cotswold Area of Outstanding Natural Beauty, the location offers easy access to the Royal Forest of Dean, the Wye Valley, and the Malvern Hills.



Moorfield Farm

Recently refurbished, Moorfield Farm is a traditional Grade II listed farmstead accompanied by 14.26 acres of gardens, yards and grazing. The house is set back from the lane behind electric gates with the cottage situated to the right hand side of the drive as you approach.

The main house has seen significant alterations over the past 20 years during which time, the property has been completely renovated across the ground and first floors. It has also been connected to the adjoining brick and stone outbuildings and now extends to 3,672 square feet.

The accommodation briefly comprises 4-5 versatile reception areas, a large open plan kitchen living room, utility, WC and study. Upstairs, the master suite includes a dressing room and luxury bathroom. There's a guest bedroom with en-suite, 2 further bedrooms and a family bathroom. The house has good natural light with fantastic open plan living areas that compliment the modern high quality finishes perfectly.

The Cottage Attached to the garage and workshops, located on the other side of the courtyard, there is a completely independent 2 bedroom (both en-suite) barn conversion that extends to 1,467 square feet. The cottage has a large private garden, parking and a separate access onto Kents Green Road.

The Yards and Land Three adjoining steel frame Dutch barns and a 'lean-to' house 4 loose boxes (with room for more), feed, dry stores and machinery. The land is ring fenced, level and fully fenced for horses with a post and railed flood lit manege and a separate vehicular access.







Approximate Gross Internal Floor Area

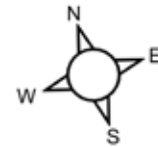
Main House: 341 sq.m / 3,672 sq.ft

Garage: 29 sq m / 312 sq. ft

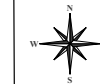
Barn and Stores: 542 sq m / 5,833 sq. ft

Annexe: 136 sq m / 1,467 sq. ft

Total Area: 1,048 sq m / 11,284 sq. ft



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Property Information

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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.

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