



The Old Farmhouse, Hillesley, Gloucestershire



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Exceptional Grade II listed Cotswold farmhouse located near the village of Hillesley, beautifully positioned with a private drive, gardens, a tennis court, and an additional dwelling.

Summary of accommodation:

Reception/dining hall | Sitting room | Kitchen/breakfast room

Office/games room | Utility room | Basement cinema room

Principal bedroom with en suite bathroom and dressing room

Bedroom with en suite shower room | Two further bedrooms

Bathroom | Bedroom five/study

Tennis court | Gardens | Outside store | Separate dwelling with open-plan living | Two bedrooms, one en suite | Bathroom

In all about 7.91 acres (additional land may be available)



Guide price: £1,400,000

Tenure: Freehold

Local authority: Stroud District Council

Council tax band: G







The property:

Beautifully located in a rural position with wonderful views, The Old Farmhouse is a fine Grade II listed Cotswolds farmhouse, dating from the early 18th century with some later additions.

The principal elevation to the southern side of the house provides an aesthetically pleasing elevation with numerous architecturally impressive features, including mullion windows and ornate leaded lights. The house is full of character and charm and benefits from an abundance of original features, including elm floorboards, stone floors, stone fireplaces, and excellent room proportions.

Arranged over three floors with a basement cinema, in the main house, there are two reception rooms and a kitchen/breakfast room on the ground floor. Upstairs, on the first floor, are three bedrooms (one en suite), and a bathroom. There is an additional bedroom currently being used as a study. On the second floor is the principal bedroom suite, featuring a dressing room and en suite bath and shower.

Secondary Dwelling - A recently converted byre offers an excellent range of separate accommodation, including open-plan kitchen/sitting room and two bedrooms, one with an en suite shower room, and a separate bathroom.

Outside:

There is a spacious garden with a recently constructed macadam tennis court. Additionally, there is a paddock of approximately 7 acres, which is fenced and has separate access.

Further to the landholding offered for sale, there may be an opportunity to purchase an additional 7 acres (approximately) of pasture land.

Services:

Oil fired central heating in the house, electric heating in the annexe, mains water, mains electricity (separately metered house and annexe), private drainage. Fibre-optic broadband services are available.





Situation:

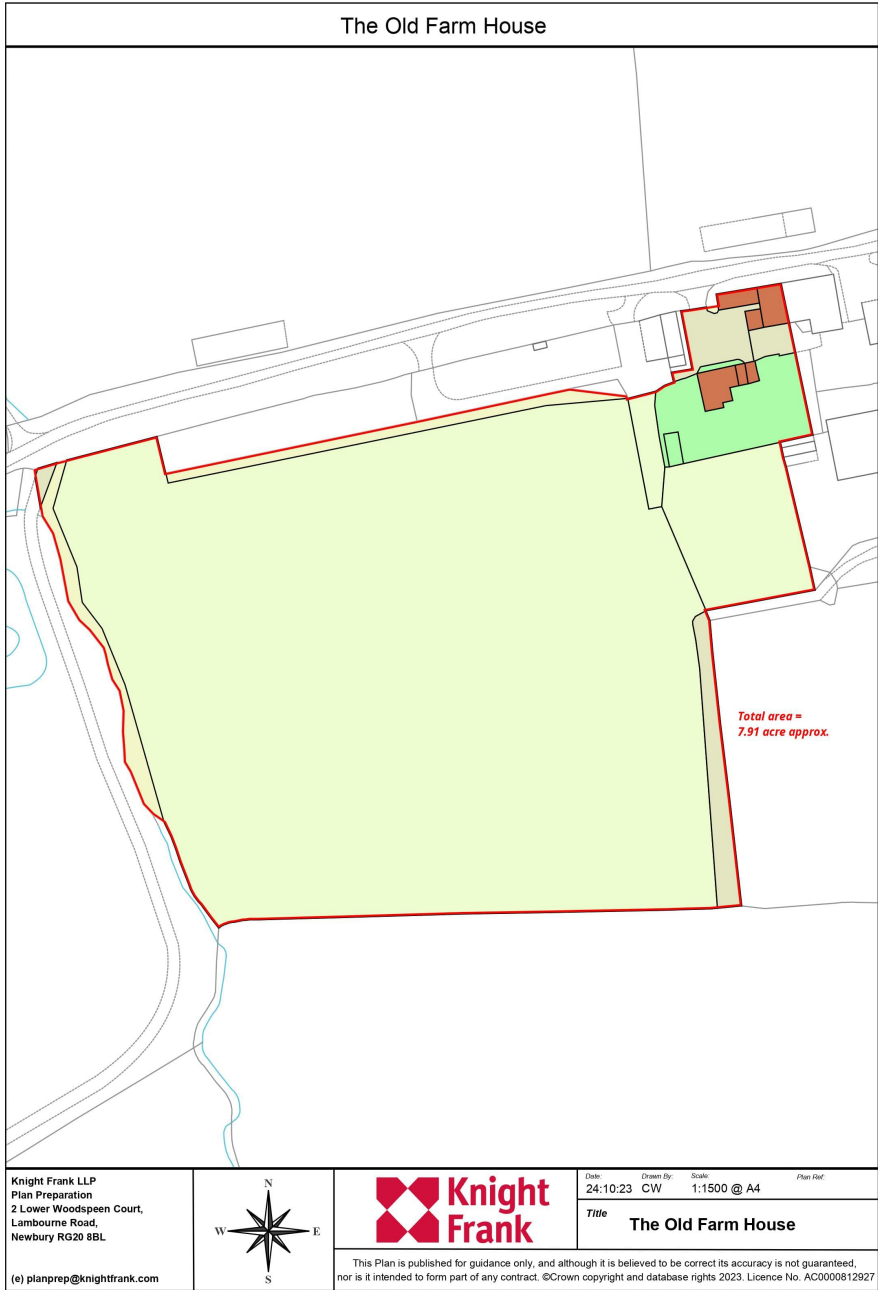
The Old Farmhouse is located close to the hugely popular Cotswolds village of Hillesley. Positioned within the Cotswold Area of Outstanding Natural Beauty, the property benefits from the pretty, undulating, rural scenery and a wonderful network of local walks whilst enjoying all the benefits of a thriving nearby village. The prosperous towns of Wotton-under-Edge and Tetbury are nearby, and Bath, Bristol and Cheltenham are only a little further afield with an extensive range of amenities and services. The larger regional centres of Bath and Bristol provide a more extensive range of services, shopping, and recreational facilities, including Bristol International Airport.

The area is well reputed for its prep and public schools. These include Beaudesert Park, Westonbirt, Pinewood, Cheltenham Ladies' College, Cheltenham College, St Mary's School at Calne and Marlborough College. Bath and Bristol also offer a range of excellent private and grammar schools, and the surrounding villages also have well attended primary schools.

The local area offers an abundant range of activities, sporting events and recreational opportunities, and a large variety of village pubs, restaurants, and hotels, including nearby Calcot Manor Hotel & Spa.

For those with equestrian interests there is polo at the Beaufort Polo Club (Westonbirt) and Cirencester Park Polo Club, hunting with The Duke of Beaufort's Hunt, international Horse Trials at Badminton Park and Gatcombe Park, Horse Racing at Bath and Cheltenham.

Other recreational pursuits include Golf at Cotswold Edge, Westonbirt (pay & play) and at Minchinhampton Golf Club; Sailing at the Cotswold Water Park; Swimming and Gymnasium at Westonbirt School Sports Hall; Motor Racing at Castle Combe circuit. Bath, Bristol and Gloucester are home to top-level Rugby. The National Arboretum at Westonbirt is a wonderful attraction and hosts a variety of excellent events throughout the spring, summer, and autumn; from spring colours and open-air summer concerts to tours of the autumn colours and the "Enchanted Christmas" illuminations.



Distances:

Wotton-Under-Edge 3.5 miles | Tetbury 12 miles | Bristol Station 23 miles
 (London Paddington from 75 minutes) | Bath 20 miles | Bristol Airport 32 miles
 (All distances and times are approximate).

Directions:

Postcode: GL12 7QY
 What3words: ///uttering.throats.patrol

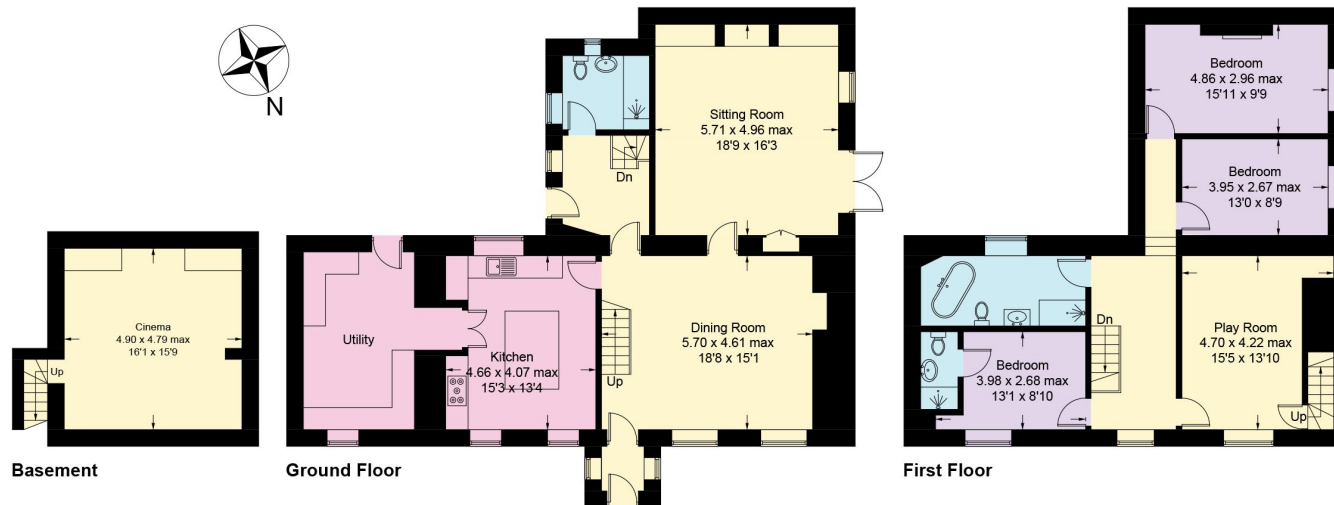


Approximate Gross Internal Floor Area

Main House (including basement) = 299.1 sq m / 3219 sq ft
 Cottage = 86.0 sq m / 926 sq ft

Total 385.1 sq m / 4145 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.



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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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Particulars dated October 2023. Photographs and videos dated May 2023.

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