



South Wing Parsonage Farm
Church Lane, Eldersfield GL19 4NP



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £935,000

A VERY RARELY AVAILABLE GRADE II LISTED FOUR BEDROOM ATTACHED WING of a FORMER FARMHOUSE, IN NEED OF SOME UPDATING AND MODERNISATION, SUBSTANTIAL DETACHED BARN with TWO BEDROOM ANNEXE OVER, DETACHED OUTBUILDING for occasional accommodation, SUBSTANTIAL RANGE OF OUTBUILDINGS - STABLING, HAY BARN, ANIMAL SHELTER, situated in GARDENS and GROUNDS OF APPROXIMATELY THREE AND A HALF ACRES, with BEAUTIFUL VIEWS, AMPLE PARKING in a BEAUTIFUL COUNTRYSIDE LOCATION.

Eldersfield boasts an abundance of footpaths and quiet country lanes, a popular village primary school, a medieval church complete with landmark spire and an award winning public house, The Butchers Arms. The neighbouring villages offer further amenities with Pendock and Ashleworth providing a post office and village stores and Staunton a doctor's surgery, garage, and bus service to surrounding districts. The area is very well serviced by secondary schools, being in the catchment of Hanley Castle and Newent Community School, Tewkesbury School and the grammar schools of Gloucester and Cheltenham also within easy reach. The property is approximately 8 miles north of the City of Gloucester, with the local market town of Tewkesbury approximately 7 miles away, Ledbury 9 miles away and Cheltenham Spa 10 miles away.

For the commuter access can be gained to the M50 (junction 2) approximately 4-5 miles from Staunton, for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Entrance via part glazed door through to:

ENTRANCE PORCH

Two side aspect windows. Door to:

ENTRANCE HALL

Double radiator, exposed timber.

GROUND FLOOR SHOWER ROOM

White suite comprising of a modern panelled bath, tiled surround, separate shower cubicle and tray, shower (not tested), tiled surround, pedestal wash hand basin, close coupled WC, heated towel rail, tiled flooring, built-in double cupboard with radiator, exposed timbers, rear aspect window overlooking the gardens.

LIVING ROOM

19'11 x 17'5 (6.07m x 5.31m)

Original inglenook fireplace with bread oven, flagstone hearth, solid wood beam over, inset wood burning stove, exposed wall and ceiling timbers, double radiator, front and rear aspect windows.

DINING ROOM

16'3 x 11'1 (4.95m x 3.38m)

Original fireplace, raised brick heart, solid timber over, various built-in cupboards (one being an under stairs cupboard with power and lighting), rear aspect window with a lovely private outlook over the gardens and grounds, door leading to stairs to the first floor. Opening gives access to:

KITCHEN / BREAKFAST ROOM

17'11 x 15'7 (5.46m x 4.75m)

Added to the property in the 1990's, single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, fitted oil-fired Aga cooker range, ovens and hot plate, four ring ceramic hob, built-in cooker and microwave, cupboard above and below, integrated fridge and freezer, plumbing for dishwasher, central breakfast island, double radiator, fully glazed leaded light French doors to the gardens with outlook onto the fields and farmland beyond, stable door through to the front.

STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Exposed timbers, two double radiators, access to roof space, three front aspect windows with outlook to the front.

MASTER BEDROOM

19'8 x 14'3 (5.99m x 4.34m)

Exposed wall timbers, double radiator, fitted full height wardrobes and cupboards to one wall with two doubles, two singles, central dressing table, cupboards above, front aspect window.



BEDROOM 2

14'1 x 11'5 (4.29m x 3.48m)

Double radiator, original fireplace, exposed wall timbers, rear aspect window with a superb outlook over the surrounding fields and farmland.

BEDROOM 3

15'8 x 13'3 (4.78m x 4.04m)

Double radiator, front, side and rear aspect windows with a lovely outlook over the gardens and ground. Access to roof space.

BEDROOM 4

11'0 x 10'2 (3.35m x 3.10m)

Single radiator, exposed wall timbers, rear aspect window with a lovely outlook and views onto countryside.

SHOWER ROOM

Fitted shower cubicle and tray, shower, pedestal wash hand basin, close coupled WC, heated towel rail, rear aspect window with a lovely outlook.

OUTSIDE

Access from a quiet country lane leads through to a gravelled parking and turning area to the front of the property with ample parking for an abundance of vehicles. To the front of the property, there are a range of outbuildings to include:

SUBSTANTIAL HALF TIMBERED BARN

45'0 x 18' overall approximately (13.72m x 5.49m overall approximately)

GROUND FLOOR WORKSHOP / OFFICE AND STORE

Garden toilet with WC and wash hand basin.







FIRST FLOOR ANNEXE

Dining area (17'1 x 12'4) - single radiator, storage cupboard.

Kitchenette (8'8 x 6'5) - stainless steel sink unit, cupboards, double radiator, rear aspect window.

Inner hallway.

Living room (17'1 x 13'4) - exposed timbers, two double radiators with a side aspect overlooking the fields.

Bedroom 1 (13'1 x 6'7) - exposed timbers, single radiator.

Bedroom 2 (13'1 x 6'5) - exposed timbers, double radiator.

Bathroom - bath with tiled surround, close coupled WC, pedestal wash hand basin, exposed timbers.

STONE-BUILT SUMMER HOUSE / OCCASIONAL ANNEXE

14'5 x 11'9 (4.39m x 3.58m)

Living / kitchen area with shower room and mezzanine bedroom, in need of renovation.

Please note, we are unsure as to the extent of planning on this flat. However, we believe from the owners that they have paid the council tax on the property in the past and may have had some sort of retrospective planning, but this would need to be checked by the in-going purchaser.

To the front of the property is the oil-fired central heating and domestic hot water boiler, outside tap and lighting, attractive flowering Cherry tree. Gated side access leads through to a lovely mature garden with large crazy paved patio area running the full length of the house, outside tap, outside lighting, large formal lawned area, flower borders with various shrubs, bushes and trees, having a lovely outlook over surrounding fields and farmland. From the side and rear of the property, access is gained through to the main area of land which is split into four paddocks, all having post and rail boundaries, one housing a BLOCK-BUILT ANIMAL SHELTER 25'6 X 13'5, outside tap and lighting. The ground has a lovely outlook on to the surrounding fields and farmland and amounts to approximately 3 1/2 acres.

STABLE BLOCK

48' x 13' overall (14.63m x 3.96m overall)

Concrete yard to the front, small schooling area, tack room, two large double stables and a single stable, outside lighting, outside tap.

HAY STORE

19'2 x 18'9 (5.84m x 5.72m)

Concrete yard to the front.

SERVICES

Mains water and electric, septic tank, oil-fired heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: F
Malvern Hills District Council, Council House, Avenue Road, Malvern, Worcs.
WR14 3AF.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



DIRECTIONS

From the B4211 heading towards Tewkesbury, turn left onto Moorend Road signposted towards Eldersfield. Proceed along this lane, passing Lime Street on your right hand side, continue along until you come to a fork in the road. Keep left at the fork and after 200-300 yards, bear left into Church Lane and the property will be found immediately on your left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







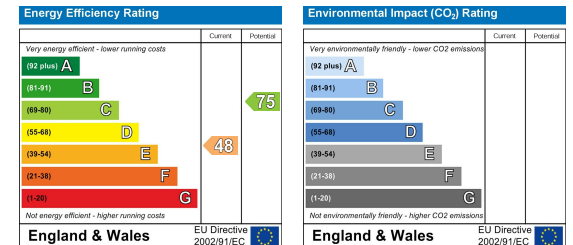
Parsonage Farm, South Wing, Church Lane, Eldersfield, Gloucestershire
 Approximate Gross Internal Area
 Main House = 206 Sq M/2217 Sq Ft
 Outbuildings = 210 Sq M/2261 Sq Ft
 Total = 416 Sq M/4478 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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