



Dunshill Farm Swinley Lane
Corse Lawn GL19 4PF



STEVE GOOCH
ESTATE AGENTS | EST 1985

Dunshill Farm Swinley Lane

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Guide Price £950,000

A GRADE II LISTED BLACK AND WHITE (FORMERLY THATCHED) FOUR / FIVE BEDROOM DETACHED FARMHOUSE dating back to the 17TH CENTURY, with a MULTITUDE OF CHARACTER FEATURES to include FLAGSTONE FLOORING, ORIGINAL DOORS, EXPOSED BEAMS, INGLENOOK FIREPLACE situated in a BREATHTAKING UNSPOILT LOCATION SURROUNDED BY COUNTRYSIDE, PANORAMIC VIEWS, RANGE OF OUTBUILDINGS, GARDENS and GROUND amounting to 1.63 ACRES.

Corse Lawn is a small Hamlet within the Parish of Eldersfield which has a primary school and a large hotel. Nearby, Corse has a petrol garage with shop and church. Corse Lawn is ideally situated for access to a variety of nearby towns including Tewkesbury (5 1/2 miles approximately), Newent (6 miles approximately) and Ledbury (11 miles approximately). These towns offer a good range of shops, supermarkets, health centres, schooling, churches and libraries. The City of Gloucester (9 miles approximately) has a comprehensive range of facilities (including a main line train station) and Cheltenham is approximately 12 miles distant.

For the commuter, access can be gained to the M50 via junction 2 (7 miles approximately) for onward connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.





Open canopy entrance porch. Access via half glazed door through to:

ENTRANCE HALL

Flagstone flooring, single radiator, built-in storage cupboard, exposed timbers.

CLOAKROOM

White suite comprising low-level WC, pedestal wash hand basin and tiled splashback, single radiator, oil-fired central heating and domestic hot water boiler, rear aspect window.

KITCHEN / BREAKFAST ROOM

17'2 x 12'8 (5.23m x 3.86m)

Single drainer sink unit with mixer tap, cupboard under, range of base units, integrated double oven, four ring hob, plumbing for washing machine, plumbing for dishwasher, tiled flooring, radiator, exposed beams, large walk-in larder with shelving spaces and rear aspect window, built-in cupboard, beams, front and rear aspect windows with a lovely unspoilt outlook over the gardens and ground. Access through to:

LIVING ROOM

21'8 x 17'5 (6.60m x 5.31m)

Large Inglenook fireplace with inset wood burning stove, tiled hearth, flagstone flooring, radiator, exposed wall and ceiling timbers, front and rear aspect windows with superb views over the gardens. Fully glazed door to:

GLAZED REAR PORCH

8'2 x 6'1 (2.49m x 1.85m)

Doorway through to the gardens.

SEWING ROOM

10'11 x 8'4 (3.33m x 2.54m)

Built-in original cupboards, double radiator, large front aspect windows with a superb unspoilt outlook over the gardens to fields and farmland beyond.

DINING ROOM (FORMERLY THE KITCHEN)

18'6 x 14'7 (5.64m x 4.45m)

Fireplace with wood burning stove, bread oven, two radiators, wealth of exposed wall and ceiling timbers, side and rear aspect windows with a private outlook over the gardens onto open fields and farmland beyond.

OFFICE / GROUND FLOOR BEDROOM

13'11 x 13'3 (4.24m x 4.04m)

Part flagstone flooring, single radiator, exposed wall and ceiling timbers, side aspect windows to either side with an outlook over the gardens, half glazed door to the gardens, doorway to:



INNER HALL

Flagstone flooring, double radiator, stairs to the first floor. Door to:

GROUND FLOOR SHOWER ROOM

Fitted double shower cubicle and tray, shower, panelled surround, close coupled WC, pedestal wash hand basin, built-in airing cupboard with shelving, single radiator, Dimplex electric heater, side aspect window overlooking the gardens.

FROM THE LIVING ROOM, AN EXPOSED TIMBER STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Built-in cupboard, double radiator, exposed timbers, two front aspect windows with a superb outlook over the gardens and towards The Malverns.

BEDROOM 1

15'2 x 11'1 (4.62m x 3.38m)

Single radiator, exposed wall and ceiling timbers, two built-in double wardrobes with hanging rail and shelving, front and side aspect windows with outlook over the gardens and The Malvern Hills.

BEDROOM 2

16'11 x 16'1 (5.16m x 4.90m)

Two sets of double wardrobes, hanging rail and shelving, exposed timbers, two single radiators, front aspect window with a lovely outlook over the gardens onto fields and farmland beyond. Door to:

BEDROOM 3

15'1 x 13'7 (4.60m x 4.14m)

Single radiator, exposed timbers, side aspect window with views over the surrounding fields and farmland.

BATHROOM

White suite comprising of a bath with tiled surround, low-level WC, pedestal wash hand basin, single radiator, airing cupboard with hot water tank and shelving, exposed timbers, front aspect window with a superb outlook over the gardens, fields and farmland beyond.

FROM THE LANDING, A STAIRWAY LEADS THROUGH TO THE SECOND FLOOR.

ATTIC / OCCASIONAL BEDROOM 5

21'3 x 16'6 (6.48m x 5.03m)

Exposed timbers, radiator, side aspect window with lovely views towards The Malvern Hills and the surrounding countryside.

FROM THE INNER HALLWAY, SEPARATE STAIRS LEAD TO THE FIRST FLOOR:







DRESSING AREA

13'5 x 12'3 (4.09m x 3.73m)

Built-in wardrobes with hanging rail, exposed timbers, front aspect window with superb views towards the Welsh Mountains. Opening through to:

BEDROOM 4

15'1 x 13'7 (4.60m x 4.14m)

Single radiator, exposed beams, two side aspect windows with a superb outlook over the gardens, farmland beyond and towards The Malvern Hills.

OUTSIDE

At the end of Swinley Lane, a gateway gives access through to a long sweeping driveway which leads through to the property and around to the front, giving access to a range of outbuildings to include:

GARAGE / OLD MILKING PARLOUR (RE-BUILT)

40'5 x 19'1 (12.32m x 5.82m)

Insulated cavity construction, accessed via double doors, power and lighting, concrete base. There is good sized eaves storage space. A further set of double doors leads to the side and there are two side aspect windows (possible annexe subject to the necessary planning permission).

DETACHED WORKSHOP / GARAGE

23'11 x 12'10 (7.29m x 3.91m)

Accessed via double timber doors, concrete base, insulated cavity construction, power and lighting, eaves storage space, side aspect window, personal door through to the side.

The property is nestled within mature wrap around gardens having large expanses of lawns interspersed with shrubs, bushes and trees, to include fruiting trees. Natural hedge boundary, superb outlook over surrounding fields and farmland towards The Malvern Hills, all set within a plot of 1.63 acres. Outside lighting and outside tap.

OPEN FRONTED BARN / STORE

33'6 x 17'0 (10.21m x 5.18m)

Currently used as a log store with eaves storage space.

AGENT'S NOTE

The boiler was replaced in November 2022, hot water tank replaced in 2020. The wiring was updated in 2016.

The property also has historic grazing rights to the privately owned common for 20 sheep.

SERVICES

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

Standard broadband is available at the property and currently supplied by BT.

WATER RATES

Severn Trent - to be confirmed.



LOCAL AUTHORITY

Council Tax Band: G
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

As you come through Corse Lawn, towards Tewkesbury, you will see a garage on your right hand side. Turn left here into Swinley Lane for half a mile until you see a driveway in front of you for Dunshill Farm. Proceed on to the driveway and you will have reached the farmhouse.

PROPERTY SURVEYS

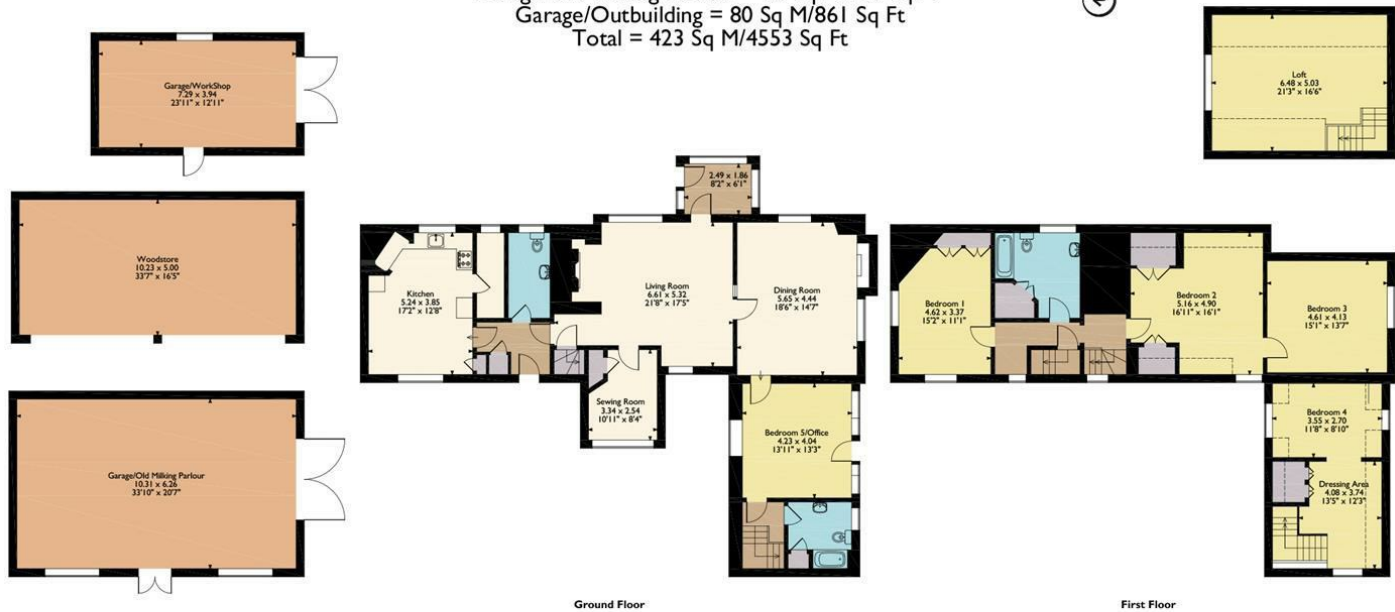
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







Dunshill Farm, Swinley Lane, Corse Lawn, Gloucestershire, GL19 4PF
Approximate Gross Internal Area
Main House = 278 Sq M/2992 Sq Ft
Garage/Old Milking Parlour = 65 Sq M/700 Sq Ft
Garage/Outbuilding = 80 Sq M/861 Sq Ft
Total = 423 Sq M/4553 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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