



Lynes Place
Taynton GL19 3AW

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Lynes Place

Taynton GL19 3AW

£1,350,000

Lynes Place is a BEAUTIFUL REGENCY FARMHOUSE situated in RURAL GLOUCESTERSHIRE. Perfectly set up for EQUESTRIAN PURPOSES and offering WIDER DEVELOPMENT AND DEVELOPMENT/BUSINESS PARK POTENTIAL , the sale also includes a RANGE OF OUTBUILDINGS including a 2 STOREY BARN and UP TO 20 STABLES. There are THREE SEPARATE YARDS on-site, each with its OWN TACK ROOM, STORAGE, AND FEED AREA. The property is set within 13.8 ACRES (5.96 HA) OF LAND, making it ideal for grazing or further equestrian use.

Taynton offers a farm shop and church and reading room. Within 1 mile the village of Tibberton can be found, offering a primary school with an early years nursery, church and tennis club. The well attended village hall hosts film nights, fitness classes, local history society, WI and other organisations.

The village of Huntley, a mile or so away, offers a village pub, 2 petrol stations, a well respected local butcher and 2 convenience stores (within the petrol stations) and access to the A40, giving easy access to Gloucester and Ross-On-Wye and beyond. Additionally, the local pub on May Hill - called the Glasshouse, is located a mile or so away.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket. Additional amenities can be found in Newent which is approximately 3 miles away and also in the City Centre of Gloucester which is approximately 5-6 miles away.

The area has excellent hacking, including through a private estate woodlands up to and onto May Hill, owned by the National Trust; an active riding club and facilities for all equine disciplines, are within easy reach.

An equestrian tack and supply centre - "Newhunt Horses" is less than a mile away.





Glazed front door giving access to:

ENTRANCE HALLWAY

Ornate tiled flooring, door to understairs storage cupboard, stairs leading to the first floor, glazed backdoor.

SITTING ROOM

17'7 x 16'1 (5.36m x 4.90m)

Front aspect bay window, double opening French doors, brick fireplace, two radiators, rear aspect window.

DINING ROOM

18'6 x 16'2 (5.64m x 4.93m)

Front aspect bay with French doors, side aspect bay with French doors overlooking the gardens and grounds, open fireplace, two radiators.

CLOAKROOM

Traditional vanity wash hand basin, WC, radiator, side window and storage cupboards.

OFFICE

13'9 x 13'8 (4.19m x 4.17m)

Brick & tile fireplace (not in use), two side aspect sash windows, radiator, door leading into:

KITCHEN / BREAKFAST ROOM

18'3 x 13'9 (5.56m x 4.19m)

Base and wall units, double oven, hob, plumbing for dishwasher, brick fireplace, radiator, two side aspect sash windows, further side aspect window, former staircase (not in use), opening through to:

UTILITY ROOM

10'3 x 8'9 (3.12m x 2.67m)

Sink unit, base and wall mounted units, plumbing for washing machine, space for tumble dryer, glazed side door to boot room, side aspect window, door into:

PANTRY

10'3 x 8'7 (3.12m x 2.62m)

Cold slab, tiled floor, shelving, front aspect window.

REAR BOOT ROOM

10'3 x 4'3 (3.12m x 1.30m)

Side window, shoe/coat storage area, tiled floor, glazed stable door to rear aspect over seated area and Menage.

From the entrance hallway, stairs lead up to the first floor:

LANDING

Airing cupboard, access to roof space, rear sash window, two side aspect windows, doors to five bedrooms and two bathrooms.



BEDROOM ONE

14'4 x 13'1 (4.37m x 3.99m)

Picture rail, radiator, front aspect arched picture window overlooking the paddocks.

BEDROOM TWO

14'0 x 12'8 (4.27m x 3.86m)

Picture rail, radiator, feature fireplace, arched front aspect picture window overlooking the paddocks.

BEDROOM THREE

12'0 x 10'6 (3.66m x 3.20m)

Radiator, side aspect sash window overlooking the paddocks.

BEDROOM FOUR

10'6 x 9'2 (3.20m x 2.79m)

Radiator, side aspect sash window overlooking the paddocks.

BEDROOM FIVE

10'2 x 7'6 (3.10m x 2.29m)

Radiator, front aspect arched picture window overlooking the paddocks.

BATHROOM

Side aspect sash window affording lovely views over the grounds, claw bath with central mixer tap and shower attachment, traditional pedestal wash hand basin, w.c, Victorian style radiator, cupboard housing the hot water tank with slatted shelving space, opening into shower enclosure with walk-in double shower, stone tiled flooring, mosaic tiled splashbacks, inset spotlights, extractor fan, access to roof space.

BATHROOM TWO

Coloured suite comprising panel bath with mixer tap with over bath shower attachment, wash hand basin, heated towel rail, w.c, door to airing cupboard housing the hot water tank, side and rear aspect sash windows.

GARAGE ONE

19'0 x 14'3 (5.79m x 4.34m)

Power and lighting, rear aspect window.

GARAGE TWO

20'9" x 14'9" (6.32m x 4.50m)

Power and lighting.

STORE ROOM

20'11 x 14'3 (6.38m x 4.34m)

Power and lighting, dual access and side access window, oil tanks.

GAME LARDER

11'11 x 10'10 (3.63m x 3.30m)

Raised slate cold slab, power, lighting, side and rear aspect windows.

WORKSHOP/GARDEN ROOM

11'2 x 10'0 (3.40m x 3.05m)

Side and rear windows, roof light, storage space.







OUTSIDE

EXTERNAL BOILER CUPBOARD housing the oil-fired boiler, supplying hot water and central heating.

The farmhouse and garages are accessed via a five-bar gate, leading to a driveway with parking and turning areas. Vehicular access could extend to the front yard but is usually accessed from the separate stables yard gate. This front yard features nine stables and a separate feed, tack and storage rooms. Opposite the stables is a two-storey brick and stone-built barn, offering excellent potential for conversion. It also contains an internal stable, feed room and storage rooms.

A separate double-gated access opens into another yard, which includes former brick-built milking parlours, a three-bay Dutch barn, five additional stables, a rehabilitation stable and yard, a tack room and a storage barn. This area also features a 40' x 20' fibre sand and rubber school, ideal for equestrian training or use.

Beyond this yard and stables is a further barn yard housing five Lodden built internal barn-style stables, a tack room, working and storage areas and an additional adjoining industrial-style unit, currently used for storage.

The three yard areas benefit from gated access direct from the main road, separate to the house entrance.

To the side and rear of the house element of the property, are formal gardens laid to lawn, bordered by mature planting and enclosed by stone walling or the menage. Gated access leads from the house garden into six acres of paddock with also three separate roadside accesses and a triple-bay brick stone-built pan-tiled shelter. Equine access from these three yards to this six acres, is via the land adjacent to the menage, as a separate gate.

All paddocks have mains water troughs; mains water supply via tank to the stable drinkers.

Across the road, opposite the house, is gated access into an additional six acres of land.

In total, the property extends to approximately 12.3 acres (4.9 hectares), of grazing. The house, menage, stables and outbuildings, being an additional approximate 1.5 acres, providing an exceptional opportunity for equestrian or agricultural use.

SERVICES

Mains water and electricity, septic tanks, oil-fired water and central heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

We have been advised by the vendor that Gigaclear is available at the property with speeds of up to 400 Mbs.

WATER RATES

Severn Trent and Water Plus.

LOCAL AUTHORITY

Council Tax Band: G
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 Newent, proceed along the B4216 (Culver Street) towards Huntley. Upon entering Taynton, continue around the horseshoe bend, where the property can be located after a short distance on the left hand side.

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PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

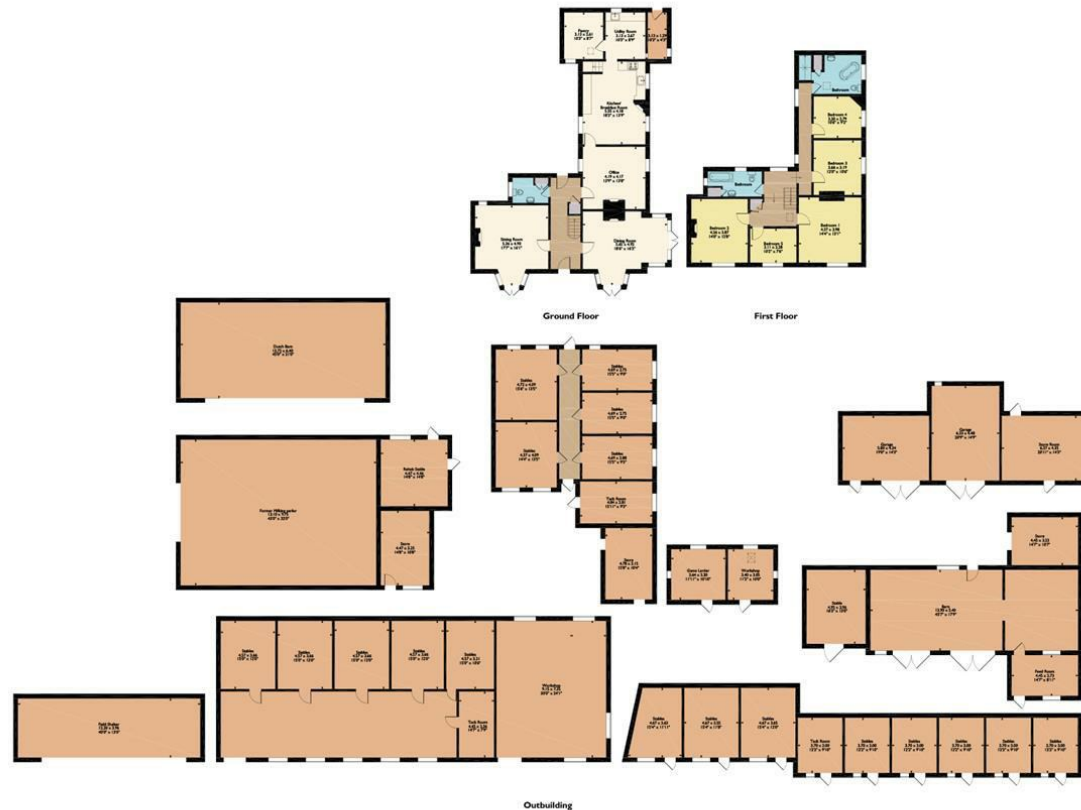
These details are yet to be approved by the vendor. Please contact the office for verified details.







Lynes Place, Taynton, Gloucester, Gloucestershire
 Approximate Gross Internal Area
 Main House = 223 Sq M/2400 Sq Ft
 Garage/Outbuildings/Stabling = 1018 Sq M/10956 Sq Ft
 Total = 1241 Sq M/13356 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.

MISREPRESENTATION DISCLAIMER

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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