



Moore's Farmhouse
Corse Lawn GL19 4LY

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

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Guide Price £895,000

MOORES FARMHOUSE is a STUNNING DETACHED RESIDENCE in a GLORIOUS UNSPOILT RURAL LOCATION offering VERSATILE ACCOMMODATION, ONE BEDROOM ANNEXE, DETACHED DOUBLE GARAGE with OFFICE ABOVE, set within GARDENS and GROUNDS of JUST OVER HALF AN ACRE, SURROUNDED BY FIELDS AND COUNTRYSIDE.

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.



ENTRANCE PORCH

Oak entrance porch, Double glazed door leads into:

ENTRANCE HALLWAY

Parquet flooring, understairs storage, vaulted ceiling with Velux roof light, turning staircase to first floor, double radiator, telephone point, thermostat controls, front and rear aspect windows.

LOUNGE

Cast iron log burner with slate hearth, exposed beams, double radiator, front and rear windows.

INNER HALLWAY

Storage cupboard, tiled flooring, thermostat control, freezer, front aspect window. Glazed wooden door leading into:

UTILITY ROOM

Plumbing for washing machine, tumble dryer, shelving and storage space, tiled flooring, radiator, half glazed rear door. Door into:

SHOWER ROOM

Double shower cubicle with inset tray, W.C, wash hand basin with mixer tap over, tiled flooring, chrome heated towel rail, extractor fan, rear aspect window.

KITCHEN/DINING/FAMILY ROOM

Oak base and wall units with laminated worktops and splashbacks, Kenwood electric range oven with five ring hob, stainless steel splashback and extractor fan over, integrated dishwasher, built in fridge, exposed beams, tiled flooring, front and rear aspect windows, Front and rear aspect French doors leading out to the parking area and gardens. Breakfast bar area, double radiators, beautiful views over surrounding countryside.

FROM THE ENTRANCE LOBBY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Exposed wall beams, four front aspect Velux roof lights, radiator, Wifi booster. Door into:

BEDROOM 1

Front rear aspect windows, aspect to roof space, radiator, glorious views over surrounding countryside.

BEDROOM 2

Front and rear aspect Velux rooflights, radiator.





BEDROOM 3

Single radiator, rear aspect Velux rooflight.

FAMILY BATHROOM

Wood panelled bath with Triton electric shower over, wash hand basin with mixer tap over, W.C, half panelled walls, tiled splashbacks, single radiator, rear aspect Velux roof light.

OUTSIDE

Private driveway approach alongside rolling fields and countryside leads to a gravelled driveway, parking and turning area with mature planted beds and manicured bushes. Access from the drive to the annexe:

ANNEXE

The annexe is accessed via a double glazed door into:

SUN ROOM

Tiled flooring, thermostat controls, front and side aspect windows enjoying beautiful views over the gardens and surrounding countryside. Door into:

LOUNGE

Two front aspect windows, storage cupboard, radiator, electric fire. Thumb latch door into:

KITCHEN

Range of base and wall mounted units with laminated worktops, tiled splashbacks, single drainer sink unit with mixer tap over, space for under counter fridge and freezer, integrated oven, halogen hob with extractor fan above, tiled flooring, telephone point, two rear aspect windows. Door into:

UTILITY ROOM / WET ROOM

Plumbing for washing machine, space for tumble dryer, sink with mixer tap and cupboard below, Mira select shower system with tiled flooring, tiled walls, extractor fan, radiator, rear aspect obscured window.

STAIRS (CURRENTLY FITTED WITH A CHAIR LIFT) FROM THE KITCHEN LEAD TO THE FIRST FLOOR:

LANDING

BEDROOM

Eaves storage space, radiator, two front aspect windows, two rear aspect Velux roof lights enjoying beautiful countryside views. Door into:

EN SUITE BATHROOM

Wash hand basin, W.C, panelled bath with mixer tap over and shower attachment over, radiator, tiled splashbacks, electric wall heater, Velux rooflight.

Outside of the annexe, there is a canopied patio area and additional outbuildings to include:

BRICK BUILT DOUBLE GARAGE

Accessed via two double opening barn doors and currently being used as a workshop with power and lighting. A personal door leads into a second workshop which has front and side aspect windows, power and lighting and a radiator. At the side of the garage, there is a stable door which leads into:

ENTRANCE HALLWAY

Thermostat, double radiator, turning staircase with leads to a self contained flat.

KITCHEN / LIVING AREA

Single drainer sink with base units, carpeted room with power/lighting, radiator, two front and two rear aspect Velux roof lights. Door into:

ENSUITE SHOWER ROOM

Double shower cubicle with Mira shower, vanity wash hand basin with mixer tap over and cupboard below, W.C, radiator, front aspect Velux rooflight, side aspect Port hole window. Opening into dressing area/storage space.

OUTSIDE

A five bar gated access leads to the double garage, wood store to the side, outside lighting and water tap. There is a gravelled seating area, patio area, gardens comprise of sweeping lawns with mature borders planted with flowers, trees, shrubs and bushes, raised stone border with mature beds, lawns continue to the vegetable garden with raised planters and greenhouse. Steps lead down to a seating area overlooking the pond with a path around and is crossed by a 'Monet' bridge. The pond is surrounded by mature flower beds. The total plot measures 0.52 acres and is enclosed by mature hedging.

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.

SERVICES

Mains water, mains electric, oil, septic tank.





WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: F

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

TENURE

Freehold.

VIEWINGS

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.

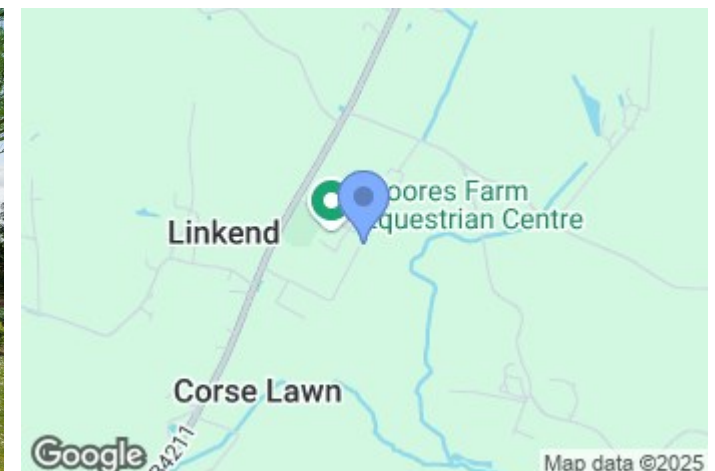
DIRECTIONS

From the B4211 in Corse Lawn, turn right just before the Corse Lawn cricket pitch. Follow the track up and round to the left hand side, where the property can be located as marked by our 'For Sale' board.

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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)



Moores Farmhouse, Corse Lawn, Gloucestershire
 Approximate Gross Internal Area
 Main House = 160 Sq M/1723 Sq Ft
 Garages = 88 Sq M/948 Sq Ft
 Annexe = 87 Sq M/936 Sq Ft
 Total = 335 Sq M/3607 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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