



**Brimstone Farm Church Lane**  
**Westbury-On-Severn GL14 1ND**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Brimstone Farm Church Lane Westbury-On-Severn GL14 1ND

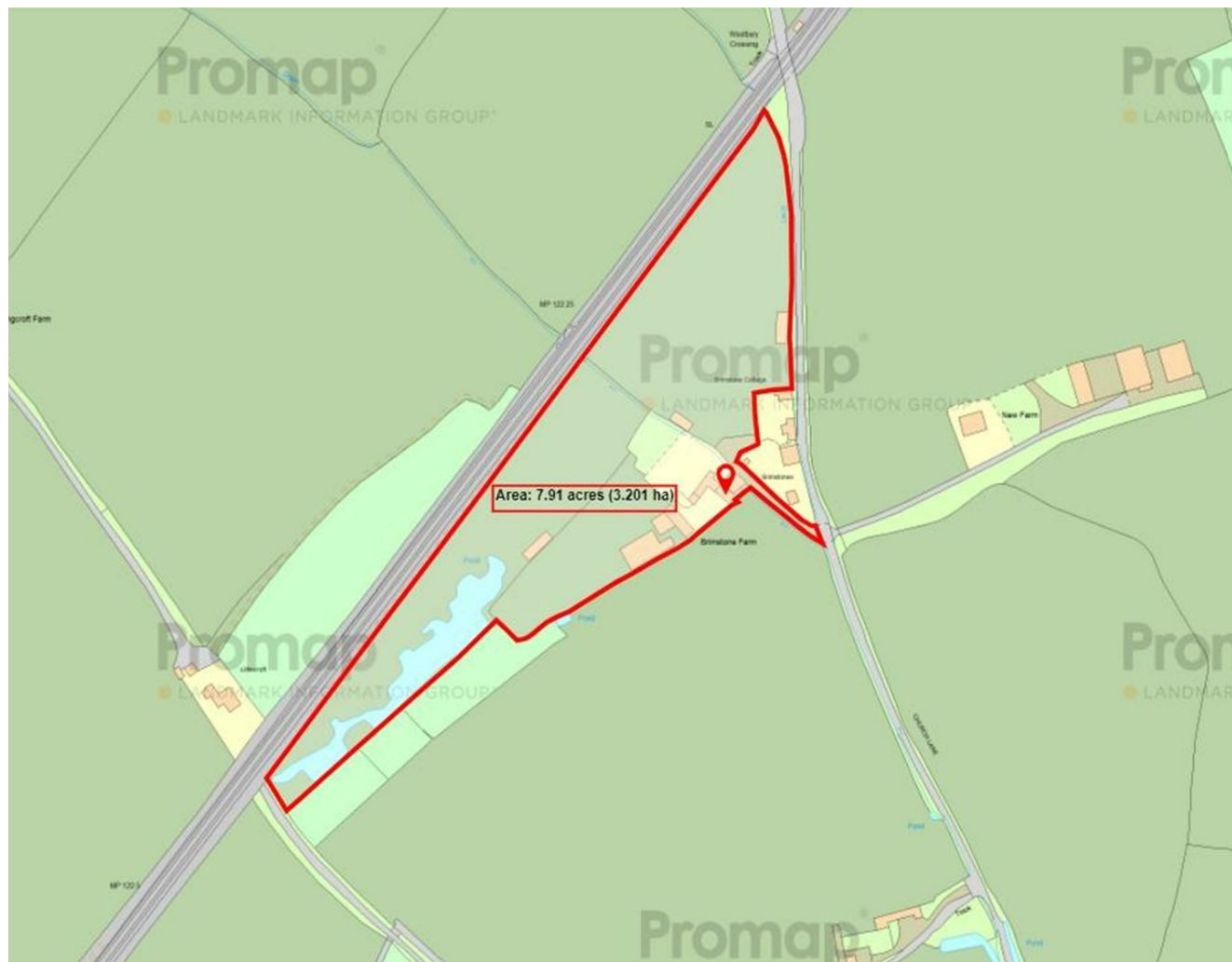
Guide Price £650,000

**RARELY AVAILABLE THREE BEDROOM DETACHED FARMHOUSE with TWO ATTACHED FORMER FARM WORKER COTTAGES and a RANGE OF OUTBUILDINGS together with LAND APPROACHING EIGHT ACRES, LOVELY RURAL LOCATION and OUTLOOK, all being OFFERED WITH NO ONWARD CHAIN.**

The property is in need of EXTENSIVE UPDATING AND IMPROVEMENT and offers GREAT POTENTIAL TO THE DISCERNING PURHASER, it was re-wired approximately 10 years ago. Benefits include OIL FIRED CENTRAL HEATING WITH NEW BOILER, DOUBLE GLAZING AND OFF ROAD PARKING.

The property is situated in Northwood Green which has a village hall, church and public house and is only a short distance away from Westbury-on-Severn which is located on the A48 approximately 10 miles from Gloucester and is a popular village providing a range of facilities to include a church, junior school, doctor and dental surgeries, sports clubs, childrens recreational clubs and a bus service to Gloucester where many comprehensive facilities can be found and surrounding districts. Local Comprehensive Schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.



The property is accessed by a half glazed door through to:

### **SITTING ROOM**

**12'09 x 9'09 (3.89m x 2.97m)**

Double and single radiators, stairs to the first floor, front aspect window.  
Doorway through to:

### **KITCHEN**

**13'00 x 8'03 (3.96m x 2.51m)**

Stainless steel single drainer sink unit, mixer tap, cupboards under, base and wall mounted units, double radiator, oil fired central heating and domestic hot water boiler (approximately 12 month old), side aspect window with a lovely outlook over the grounds. Fully glazed door through to:

### **CONSERVATORY**

**12'08 x 9'05 (3.86m x 2.87m)**

Upvc double glazed, door to the front.

FROM THE KITCHEN, DOOR TO:

### **SHOWER ROOM**

White suite comprising fitted shower cubicle with electric shower, pedestal wash hand basin, double radiator, side aspect window.

### **CLOAKROOM**

White suite comprising close coupled w.c., single radiator, side aspect window.

### **LOUNGE**

**11'08 x 11'03 (3.56m x 3.43m)**

Double radiator, access to roof space, side aspect window with a lovely outlook over adjacent land.

FROM THE SITTING ROOM, STAIRWAY GIVES ACCESS TO THE FIRST FLOOR:

### **LANDING**

Double radiator, two front aspect windows.

### **BEDROOM 1**

**13'00 x 8'03 (3.96m x 2.51m)**

Double radiator, front aspect window.

### **BEDROOM 2**

**10'02 x 9'02 (3.10m x 2.79m)**

Airing cupboard with hot water tank, double radiator, rear aspect window.





### **BEDROOM 3**

**8'10 x 8'06 (2.69m x 2.59m)**

Double radiator, rear aspect window.

ATTACHED TO THE HOUSE ARE TWO FORMER FARM WORKER COTTAGES:

### **FORMER COTTAGE 1**

#### **ROOM 1**

**12'06 x 10'02 (3.81m x 3.10m)**

Rear aspect window, door to the rear, stairs to the first floor. Opening through to:

#### **ROOM 2**

**9'4 minimum x 8'03 (2.84m minimum x 2.51m)**

Rear aspect window.

FROM THE ROOM 1, STAIRS LEAD TO THE FIRST FLOOR:

#### **ROOM 1**

**14'10 x 10'07 (4.52m x 3.23m)**

Front and rear aspect windows. Door to:

#### **ROOM 2**

**14'04 x 6'04 (4.37m x 1.93m)**

Front and rear aspect windows.

### **FORMER COTTAGE 2**

#### **ROOM 1**

**13'08 x 13'02 (4.17m x 4.01m)**

Rear aspect window, door to the rear, stairs to the first floor. Opening through to:

#### **ROOM 2**

**13'06 x 9'08 (4.11m x 2.95m)**

Front and rear aspect windows, doors to the front and rear.

FROM ROOM 1, STAIRS LEAD TO THE FIRST FLOOR:

#### **ROOM 1**

**14'10 x 12'00 (4.52m x 3.66m)**

Front and rear aspect windows. Opening through to:

#### **ROOM 2**

**14'07 x 6'10 (4.45m x 2.08m)**

Front aspect window.

Attached to the Cottages is an:

## OLD STONE BUILT WORKSHOP

18'02 x 7'09 (5.54m x 2.36m)

### OUTSIDE

From the lane, tarmac and concrete driveway with a LARGE PARKING AND TURNING AREA FOR SEVERAL VEHICLES leads through to a:

### LARGE OPEN FRONTED POLE BARN/GARAGE

28'04 x 20'06 (8.64m x 6.25m)

Accessed via double five bar gates, diesel storage tank for farm vehicles.

There is a SUBSTANTIAL RANGE OF OUTBUILDINGS as follows:

FARM BUILDING 1 - 40' x 19'

FARM BUILDING 2 - 57' x 22'

FARM BUILDING 3 - 60' x 20'

FARM BUILDING 4 - 30' x 19'

FARM BUILDING 5 - 69' x 45'

FARM BUILDING 6 - 60' x 19'

These are a mix of corrugated sheeting, timber panelling, majority are open fronted with five bar gates. There are also further ancillary buildings including a WORKSHOP.

The property has gardens surrounding with lawned area, TWO GREENHOUSES, outside tap, outside lighting, oil storage tank. Gate gives access to THREE/FOUR GOOD SIZED LEVEL PADDOCKS with natural hedging and fencing boundary and a lovely outlook onto surrounding fields and farmland.

There are also two separate vehicular/pedestrian accesses from the road to the land, one from the driveway and one from Brook Lane.

The WHOLE OF THE GARDENS AND GROUNDS ARE APPROACHING EIGHT ACRES.

### SERVICES

Mains water (metered from local farm), mains electricity. Septic tank drainage. Oil central heating.

### AGENTS NOTE

Holding Number: 14/185/0127

The property was re-wired approximately 10 years ago.

### WATER RATES

Severn Trent - to be advised.





## LOCAL AUTHORITY

Council Tax Band: C  
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 B4215 (Culver Street) until reaching the A40 at Huntley. Turn right here then first left along the A4136 towards Longhope and Mitcheldean. Proceed along here taking the first left signposted Blaisdon. Continue along here, through Blaisdon, turning left at the T-junction towards Westbury-on-Severn then left again towards Northwood Green. Proceed into the centre of Northwood Green and turn right into Church Lane. Proceed along here, over the railway bridge, continue along and the access to the farm is second on the right.

## 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.



GROUND FLOOR

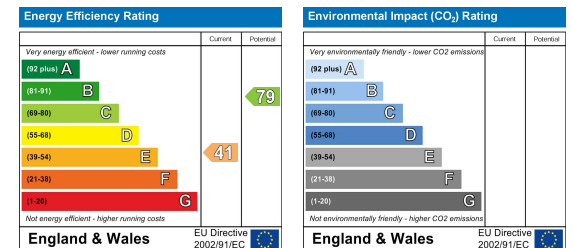
1ST FLOOR



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