



Bridge Farm, Rudford, Gloucester, GL2 8DX

Offers in Excess of £675,000

🛏️ | 3

🛋️ | 4

🛁 | 3

  
**Farr & Farr** Sales Lettings 



**Bridge Farm , Rudford, Gloucester,  
GL2 8DX**

**Offers in Excess of  
£675,000**

**A BEAUTIFUL GRADE 11 LISTED FARMHOUSE  
DATING BACK TO 1500'S SET IN MORE THAN 7  
ACRES OF GARDENS AND GROUNDS**

Rudford is a small hamlet approximately 5 miles to the West of Gloucester and South East of the market town of Newent. Cheltenham and the M5 motorway with its fast routes both North and South are very easy. Bridge Farm is a lovely period home dating back some 600 years with surprisingly practical accommodation but in need of some refurbishment. Many of the period features including the impressive inglenook fireplace, abundance of wall and ceiling beams and wide oak floors have all been retained. Internally the accommodation is adaptable with up to five bedrooms, three of which have their own ensembles. To the ground floor there is a large formal dining room, good size sitting room, study or bedroom five, a large conservatory and a small annex which was originally the bakery with utility room/cloakroom. To the exterior, the property is approached by its own private gravel drive to large turning area with ample parking. To the rear of the property there are formal gardens with various terraces that lead down to a large natural pond and to the side, 7 acres of pasture or orchard with a very large modern outbuilding measuring 60' x 20'

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

Wonderful Oak front door to:-

**DINING ROOM** 18' 3" x 15' 6" (5.56m x 4.72m)

Large Inglenook fireplace with beam and Stone back with woodburning stove. Ceiling beams. Oak stripped floor. Wall beams. Radiator. Staircase to landing. Door to:-

**SITTING ROOM** 14' 6" x 14' 0" (4.42m x 4.26m)

Oak Stripped floor. Timber fireplace with cast iron. Inset ceiling beams.

**KITCHEN/BREAKFAST ROOM** 19' 3" x 11' 3" (5.86m x 3.43m)

Tiled floor. Wall and ceiling beams. Windows to the side and rear. Inset sink unit with mixer taps, cupboard and drawers below. Wall and base units. Worktops. Peninsula bar divide. Four oven AGA with extractor hood and tiled splashbacks. Built in shelving. Space for fridge/freezer. Door to rear lobby.

**CONSERVATORY** 26' 6" x 17' 6" (8.07m x 5.33m)

High-quality flooring. Two ceiling fans. TV point. Double radiator. Casement door to garden. Radiator.

**STUDY/BEDROOM 5** 18' 7" x 9' 6" (5.66m x 2.89m)

Window to the rear. Cupboard housing boiler and door to the front. Consumer box.

**LOBBY**

Door to front and rear gardens. Pitched roof. Stone tiled floor. Wide door to:-

**BAKERY** 13' 0" x 10' 8" (3.96m x 3.25m)

Large fireplace with woodburning stove. Tiled floor. Window to the front and arch to:-

**INNER LOBBY**

Tiled floor. Cloaks cupboard.

**CLOAKROOM/UTILITY**

Plumbing for washing machine. Low-level WC. Wash hand basin. Half tiled walls. Tiled floor.

**FIRST FLOOR**

**LANDING**

Wide Oak stripped floor. Beamed walls and ceilings. Radiator.

**BEDROOM 1** 16' 6" x 14' 2" (5.03m x 4.31m)

Range of four wardrobe cupboards. Windows to the front and rear. Beamed walls and ceilings. Two radiators. Spiral staircase to studio/dressing room.

**ENSUITE BATHROOM** 13' 6" x 10' 6" (4.11m x 3.20m)

Double Jacuzzi bath. Low-level WC. Pedestal wash hand basin. Beamed walls and ceilings. Heated towel rail/radiator.

**STUDIO/DRESSING ROOM/BEDROOM 4** 16' 6" x 14' 2" (5.03m x 4.31m)

Inset ceiling spotlights. Wall beams. Shower cubicle, fully tiled with stainless steel controls and folding door. Two windows.

**INNER LANDING**

Steep staircase to attic. Radiator. Store cupboard. Wall and beamed walls.

**BEDROOM 2** 11' 2" x 11' 6" (3.40m x 3.50m)

Radiator. TV point. Wooden beamed ceilings.

**ENSUITE BATHROOM**

Bath and tiled splashbacks with shower attachment. Vanity unit with wash hand basin, cupboards below. Low-level WC. Linen cupboard. Heated towel rail.

**BEDROOM 3** 15' 3" x 7' 2" (4.64m x 2.18m)

Exposed wall beams. Radiator.

**ENSUITE SHOWER ROOM**

Tiled shower cubicle. Low-level WC. Wash hand basin.

**EXTERIOR**

Gardens and grounds extending all to in excess of 7 acres and are to the front, side and rear of the property.

Front gardens approached by a five bar gate to a private gravel drive with an abundance of mature shrubs, trees and bushes to either side leading to a large area for turning and parking with near complete privacy.

Wide gated side access to rear gardens, laid to lawns with paved decked and gravel terraces with central ornamental pond with waterfall. Mature trees and bushes, including Silverbirch and Evergreens with step path to pond edge with timber bridge and landing stage (in need of repair).

The land to the side of the property extends to approximately 7 acres and is laid to Meadow and Orchard and level and adjoins the pond. There is a large aluminium barn measuring 60' x 20'

**AGENTS NOTE**

COUNCIL TAX: E

EPC: F-34











## FLOORPLAN TO FOLLOW

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

### City Centre

2a Worcester Street  
Gloucester GL1 3AA

☎ 01452 500025

✉ enquiries@  
farrandfarr.co.uk

### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT

☎ 01452 613355

✉ hucclecote@  
farrandfarr.co.uk

### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ

☎ 01452 360444

✉ longlevens@  
farrandfarr.co.uk

### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ

☎ 01452 238298

✉ lettings@  
farrandfarr.co.uk