

MANOR FARM



SYDE, GLOUCESTERSHIRE





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Cirencester 7 miles | Cheltenham 9 miles | Gloucester 13 miles
(All distances are approximate)

‘A rare opportunity to acquire a stunning rural estate in prime Gloucestershire countryside, with significant development opportunity.’

LOT 1

Manor Farm – Six-bedroom Victorian farmhouse with two bedroom annexe, swimming pool and 4.6 acres of gardens and grounds

LOT 2 & 3

A pair of semi-detached Cotswold stone cottages

LOT 4

A large unlisted Cotswold stone barn and courtyard with significant development opportunity and a pasture paddock

LOT 5

Detached bungalow with stabling and pasture paddock

LOT 6

Large pasture paddock

LOT 7

Old farmyard with redundant grain dryer and storage barn offering various redevelopment opportunities

LOT 8

Arable, pasture and woodland extending to approximately 316 acres

In all about 331 acres | For sale as a whole or up to 8 lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Manor Farm is ideally located in the heart of the Cotswolds, situated between Cheltenham and Cirencester. The picturesque hamlet of Syde is nestled in the heart of the Cotswold Area of Outstanding Natural Beauty with only a few properties and a 12th Century Church. The River Frome runs through the valley with Syde being just a mile from its source.

The adjacent village Brimpsfield has a church, village hall, cricket club and an excellent primary school (Ofsted: Outstanding) in nearby Birdlip as well as

at Miserden. Syde is within a short drive of the A417 dual carriageway, which provides excellent communication links.

The Spa town of Cheltenham is only 8 miles away and offers a wide range of shops and amenities. Cirencester – known as ‘the capital of the Cotswolds’ is 10 miles to the south and is a thriving market town.

Recreational facilities are extensive with theatres in Cheltenham, Stratford and Tewkesbury, National Hunt Racing at Cheltenham, Polo at Longdole Polo Club,

Cirencester Park and Edgeworth, sailing and water sports at the Cotswold Water Park.

Cheltenham plays host to various festivals throughout the course of the year that include Jazz, Food and Drink, Literature and Science.

Education in the area is exceptional a range of highly regarded public schools within a short drive that include Rendcomb College, Cheltenham College, The Ladies’ College and Dean Close and Pate’s

Grammar School in Cheltenham is ranked sixth in the country.

The farm has excellent access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London.

There are regular train services from Cheltenham Spa and Kemble to London with a travel time of approximately 1 hour 20 minutes. International airports can be found in Birmingham (approx. 64 miles) and Bristol (approx. 52 miles) with London Heathrow approximately 92 miles away.



LOT 1: MANOR FARMHOUSE

An attractive unlisted Victorian Farmhouse in need of modernisation but with potential to be a superb family home. It is set overlooking the magical river valley with stunning views. There is a significant footprint and loft space suitable for conversion.

The main house benefits from six bedrooms, three bathrooms and large formal sitting room and dining room. The kitchen with original pantry and links to the rear hall with a large utility room and study. The two storey annexe benefits from a separate sitting room and dining room, kitchen, with two bedrooms and a family bathroom on the first floor.

The pretty garden wraps around the west side of the house leading down to the outdoor swimming pool and there are a total 4.6 acres of grounds to include a Victorian pond, orchard and paddock.



MANOR FARMHOUSE AND ANNEXE ~ FLOOR PLAN

Approximate Gross Internal Floor Area:

Manor Farmhouse and Annexe - 6,040 sq ft / 561 sq m

For identification only, not to scale.



LOT 2 & 3: MANOR FARM COTTAGES

A delightful pair of semi-detached Cotswold stone cottages with pretty front and rear gardens backing onto the Norman church. There is a connecting door space providing the opportunity to combine the cottages to create one larger dwelling subject to planning consent.

Approximate Gross Internal Floor Area:

Manor Farm Cottages - 1,841 sq ft / 171 sq m

For identification only, not to scale.



LOT 4: MANOR FARM BARN

An attractive unlisted Cotswold stone barn extending to over 3,000 sq ft full of character representing a significant development opportunity (subject to the necessary consents) to create an impressive family home with a westerly facing courtyard and the benefit of 1.27 acres of grounds.



LOT 5: UPPER CLOSE

A detached bungalow with 3/4 bedrooms set within a pretty garden with views across the river valley. The property is subject to an agricultural tie and has a life tenant in occupation. There is a Cotswold stone stable block with six boxes, which

while currently redundant would make useful outbuildings or potential for conversion subject to planning consent. To the south is a small pasture paddock extending to just over an acre.



LOT 6: UPPER CLOSE PADDOCK

On the east side of the hamlet there is a large pasture paddock extending to 6.27 acres suitable for livestock grazing or equestrian use.



LOT 7: MANOR FARM BUILDINGS

The farm buildings sit on the northern edge of the hamlet with superb westerly views across the river valley. There is an old grain dryer, mid 20th Century, fully

enclosed purpose-built agricultural building and an open fronted Dutch Barn which currently provide for some agricultural storage but cumulatively

could form part of a development scheme subject to the necessary consents. There is also an old tennis court and sheep handling area.



LOT 8: AGRICULTURAL LAND AND WOODLAND

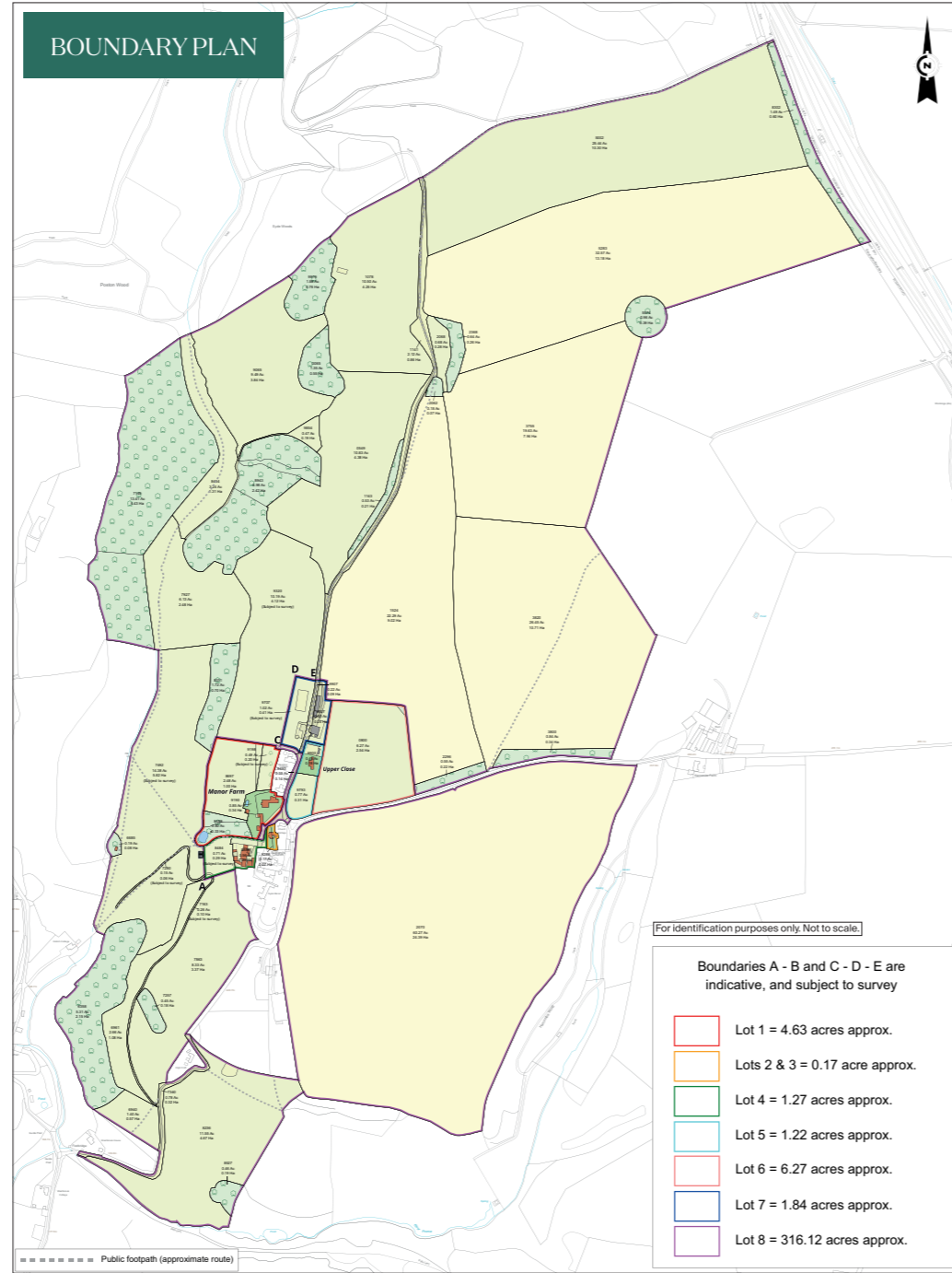
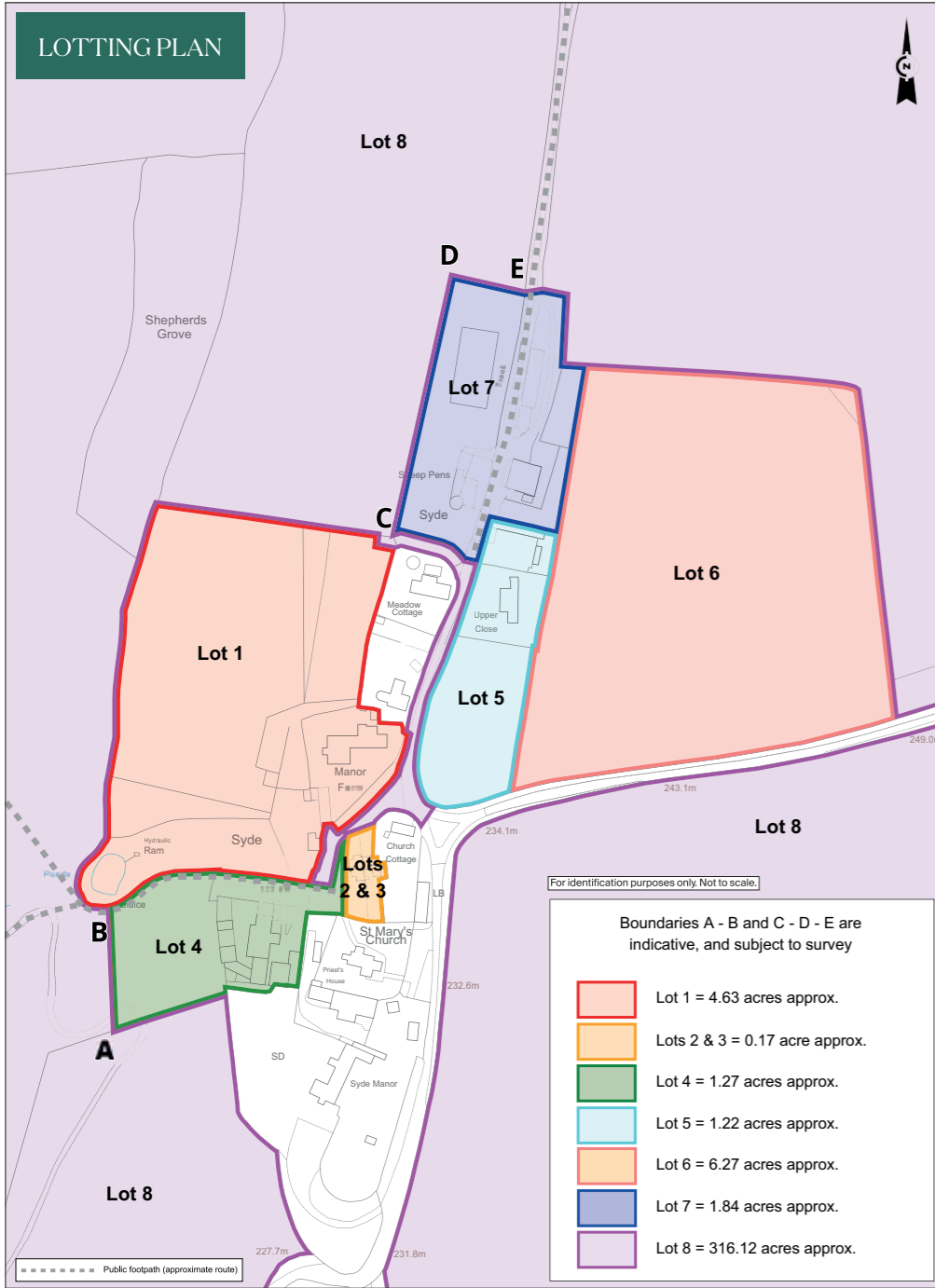
The land at Manor Farm offers a substantial acreage within prime Gloucestershire and is truly diverse with a spectacular river valley ideal for both

sporting and environmental options, alongside 160 acres of commercial arable land with large flat fields. The pastureland extends to 115 acres and has a parkland

feel, being interspersed with trees and shrubs and a further 35 acres of mixed woodland.







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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole or in lots by private treaty. Lot 5 - Upper Close is subject to an Assured Agricultural Occupancy.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are public footpaths across the property as shown on the plan.

SPORTING, TIMBER AND MINERAL RIGHTS

There is extensive sporting potential across the estate, with abundant woodland and valleys used and run as part of a very successful and productive shoot. The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

SERVICES

Mains water, electricity and oil-fired central heating with private drainage.

LOCAL AUTHORITY

Cotswold District Council.

COUNCIL TAX BANDS & EPC RATINGS

Property	Council Tax Band	EPC Rating
Manor Farm	G	F
1 Manor Farm Cottage	C	E
1 Manor Farm Cottage	C	E
Upper Close	C	None

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

POSTCODE

GL53 9PN

VIEWINGS

All viewings are strictly by appointment with the vendor's agent.



Viewing strictly by appointment only. Please contact the selling agents:

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