

Derryards Farm, Bisley, Gloucestershire





Beautifully situated South facing farm in secluded valley with stunning Cotswold views providing an exceptional combination of privacy and accessibility to local amenities.

Summary of accommodation

Main House

Drawing room | Dining room | Kitchen/breakfast room
Conservatory | Study | Cloakroom | Utility | Pantry

Principal bedroom suite

Five further bedrooms | Family bathroom

Outbuildings

Cotswold barn with south end converted to two farm offices
Four bay car port | Agricultural barn

Garden and Grounds

Pretty gardens and grounds | Vegetable garden
Tennis court | Long approach | Pastureland | Woodland
Stream | Small Lake | Distant views

In all about 68.6 acres

For Sale Freehold as a whole



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Gloucestershire

Derryards Farm is located at the top of the Golden Valley, north of Stroud and west of Cirencester.

The area was made famous through Laurie Lee and his famous novel Cider With Rosie and retains much of its historic charm.

Stroud is 5 miles away and provides excellent day to day services including specialist food shops as well as a Waitrose and Sainsbury's.

The Regency Spa town of Cheltenham provides extensive shopping and a vast choice of restaurants and bars. The market town of Cirencester, claimed as the heart of the Cotswolds, provides extensive shopping and recreation facilities, and is approximately 11 miles away.

Excellent schools, both independent and state, can be found within the area including Beaudesert Park, Cheltenham College, Dean Close School, Cheltenham Ladies College, Wycliffe College and Rendcomb College to name just a few.

The sporting facilities in the area are wide ranging – with hunting with The Cotswold and nearby VWH and Duke of Beaufort's; racing at Cheltenham, Bath and Chepstow; Polo at Cirencester and Edgeworth and also many golf courses and excellent walking and riding in the surrounding countryside.

The accessible A417, provides access via dual carriageway connections to both the M4 London and the M5 to the Midlands, the north and the south west. There are also excellent road links to Cheltenham, Stroud and Cirencester.

There are mainline trains from Kemble and Swindon to London Paddington taking 80 and 55 minutes respectively. Train services from nearby Stroud also provides frequent services to London taking approximately 90 minutes direct.



Distances

Stroud 5 miles, Kemble Station 10 miles (trains to London Paddington 80 minutes), Cirencester 10 miles, Cheltenham 11 miles.

(Distances and times approximate)

Derryards Farm

Derryards Farm is approached through low dry stone walls down a long farm road leading to a courtyard parking area next to the house. Constructed of Cotswold stone under a tile roof, the accommodation is arranged over 3 floors providing a wonderful family home in a sensational rural setting that is both secluded and accessible. As the house is not listed, the property offers scope for further improvement and enlargement (subject to planning).

The ground floor consists of a light and bright reception room with an adjoining conservatory, offering a lovely outlook over the gardens and grounds. There is a kitchen/breakfast room, dining room/reception hall, study, utility room and cloakroom that completes the rest of the ground floor.

The first floor has four bedrooms and two bathrooms. Of particular note is the master bedroom suite which is double aspect with great proportions and far reaching views over the valley. The second floor is currently arranged as two bedrooms but could easily be made into an internal flat or bedroom suites, dependent on the needs of the incoming purchaser.

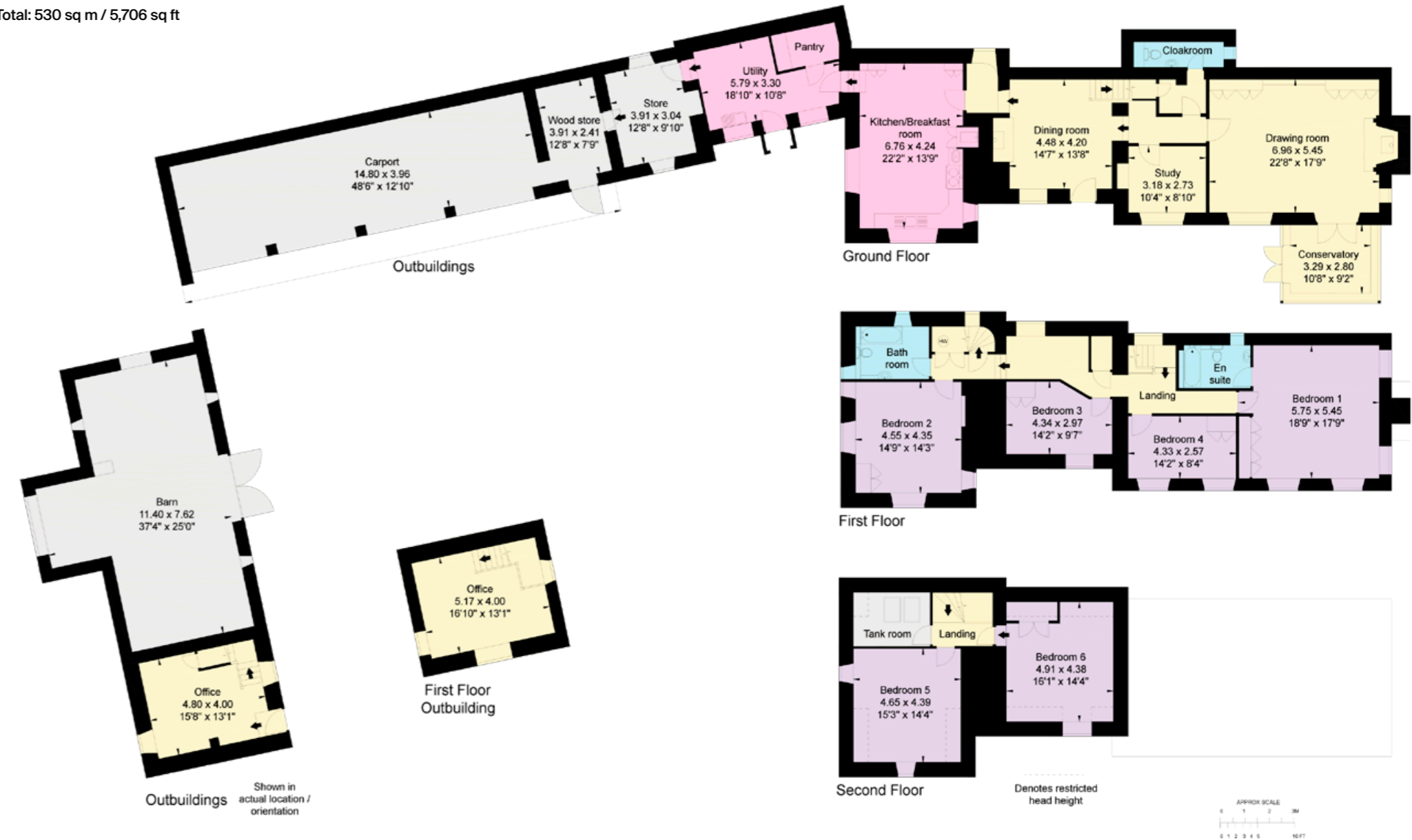


Approximate Gross Internal Floor Area

House: 350 sq m / 3,768 sq ft

Outbuildings: 180 sq m / 1,938 sq ft

Total: 530 sq m / 5,706 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outbuildings

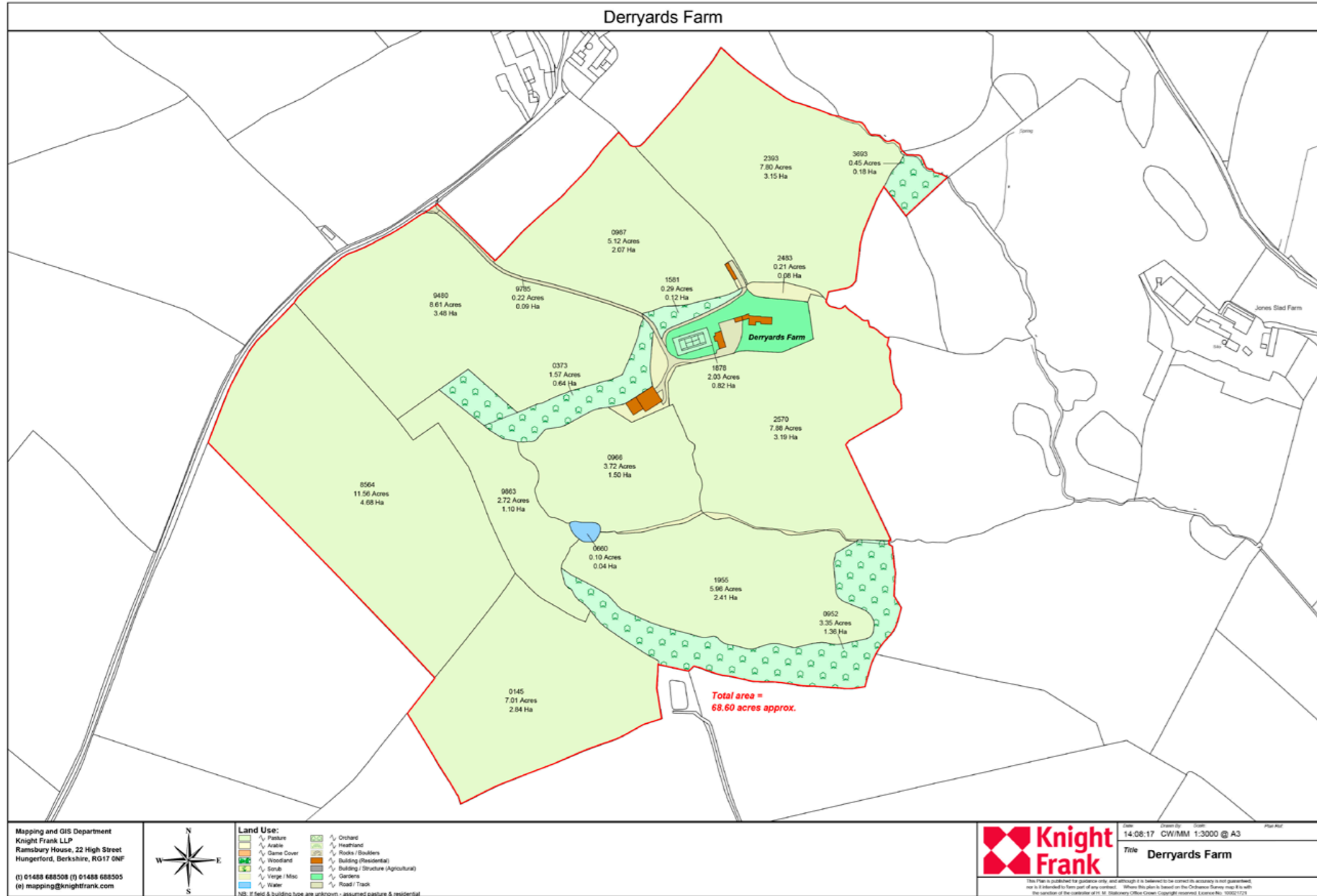
There are some extremely useful outbuildings with a pretty stone storage barn making up one side of the courtyard parking area that has been part converted into a farm office and additional storage. There is a 4 bay open sided car port and separately is a useful steel and wood framed agricultural barn that extends to approx. 4,800 sq ft (450 sq m).

The Grounds

The gardens are pretty and well laid out with a vegetable garden at one end and areas of lawn interspersed with mature trees and shrubs. There is a patio accessed off the conservatory and entrance/dining hall that leads onto the lawn with far reaching views over the owned land and stunning valley.

The Farmland

The land is predominantly pasture with stock proof fencing and water to most of the fields. There are wooded copses interspersed throughout, a stream and a small lake running through the valley. The land is registered with the Rural Payments Agency and is part of the Countryside Stewardship Scheme. There is a grazing agreement in place.



Property Information

- Tenure:** Freehold.
- Rights of Way:** There are no public rights of way that cross the land.
- Services:** Mains electric, private water supply and also connected to the mains, oil-fired central heating and water, private drainage.
- Local Authority:** Stroud District Council. Tel: 01453 766321.
- Council Tax Band:** H
- Energy Performance Certificate Rating:** Band F (Potential B)
- Directions:** for postcode and directions to the property please contact Knight Frank.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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