

STANBROOK FARM



STAUNTON, GLOUCESTERSHIRE



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*Staunton 1.5 miles | M50 (J2) 3 miles | Ledbury 7 miles | Gloucester Railway Station (Paddington Station in 2 hours) 9 miles | Great Malvern 12 miles
Cheltenham 15 miles | Worcester 25 miles | Birmingham 46 miles | Oxford 58 miles
(All distances and times are approximate)*

*‘An impressive equestrian estate with a fine Georgian house and courtyard
of traditional farm buildings set within the heart of 105 acres’*

Hall | Drawing Room | Dining Room | Sitting Room | Study | Kitchen/Breakfast Room | Garden Room | Utility/Boot Room | Cellar
Principal Bedroom with Dressing Room and Bathroom | 5 further Bedrooms | 4 further Bathrooms | Games Room

Secondary House with Kitchen/Living Room | 3 Bedrooms | Further Bedroom/Study | Bathroom | Shower Room | Utility Room

Former Threshing Barn | Cart Sheds

Gardens adjoining the House and productive partly walled Kitchen Garden

Equestrian Yard with international size Indoor School

American style Barn with 20 Stables | Tack Room | Trailer Pits | Laundry Room | Groom's Kitchen

Further Barn with 4 Stables | 4 traditional brick Stables with Feed Room | Large Barn for fodder / straw | Outdoor international size School
Lunge Area | Barn with winter housing and outdoor areas for each Barn

Post and railed Paddocks | Grassland Tracks | Woodlands and Lake

In all about 105 acres



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.

THE LOCATION

The property is within 1.5 miles of Staunton, a traditional working village set in the heart of the Severn Vale, it occupies a picturesque corner of North West Gloucestershire on the borders of Worcestershire and Herefordshire. It has a Primary school, community pub, doctors, car garages and a village store whilst the neighbouring village of Redmarley (1 mile) also benefits from having a popular primary school, Church, village hall, tennis club and sports field, a well-

supported cricket club and a public house. The nearby market town of Ledbury provides a wider range of amenities whilst the Cathedral city of Gloucester, Malvern and Cheltenham provide a range of excellent schooling options, the latter, also known as the heart of the Cotswolds is also a regional focal point for recreational facilities, a wide array of shopping, cultural festivals and a variety of restaurants.



THE PROPERTY

Approached from a quiet country lane, through gates onto a long tree lined driveway, Stanbrook Farm is an impressive equestrian estate with a Grade II listed Georgian house at the heart, which was sympathetically renovated and

extended a number of years ago to provide a comfortable and practical family home. Adjacent to the house is a traditional range of former farm buildings that have been

partly converted into additional accommodation and with the potential to create something special from the former double height threshing barn, which adjoins the main house.





STANBROOK FARM ~ FLOOR PLANS



THE EQUESTRIAN BUSINESS

The current owners run a successful stud breeding and producing dressage horses with an impressive 24 year career. Horses bred and raised at the stud have been

successful from young horse championships through to international Grand Prix, including the British team. The equestrian yard has been cleverly designed to keep the

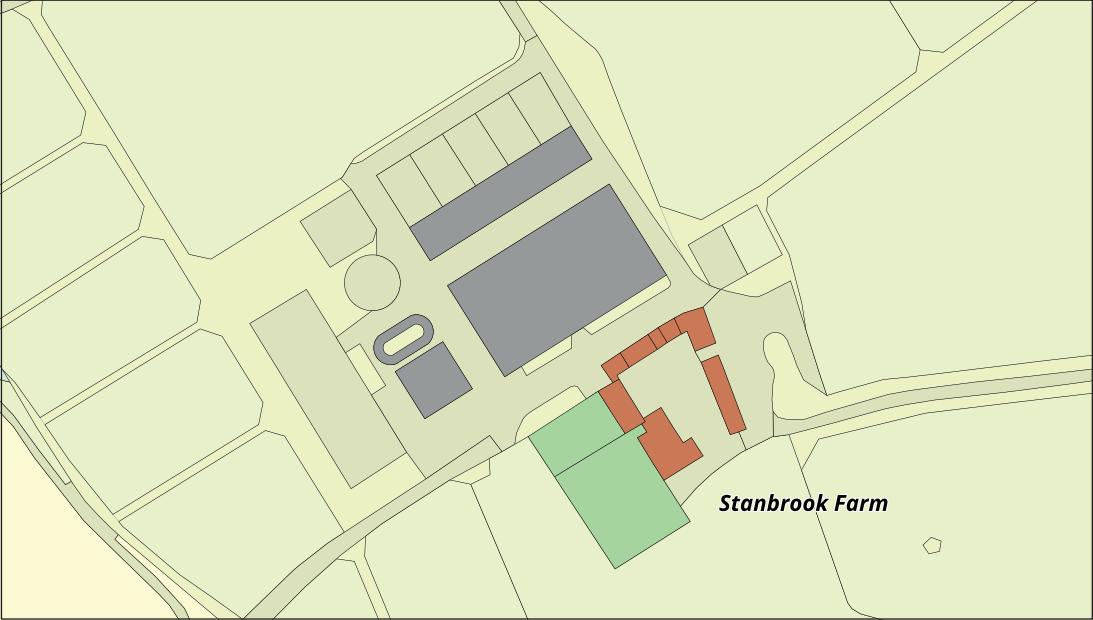
running of the business simple and less labour intensive with the least amount of disruption and stress to the horses.

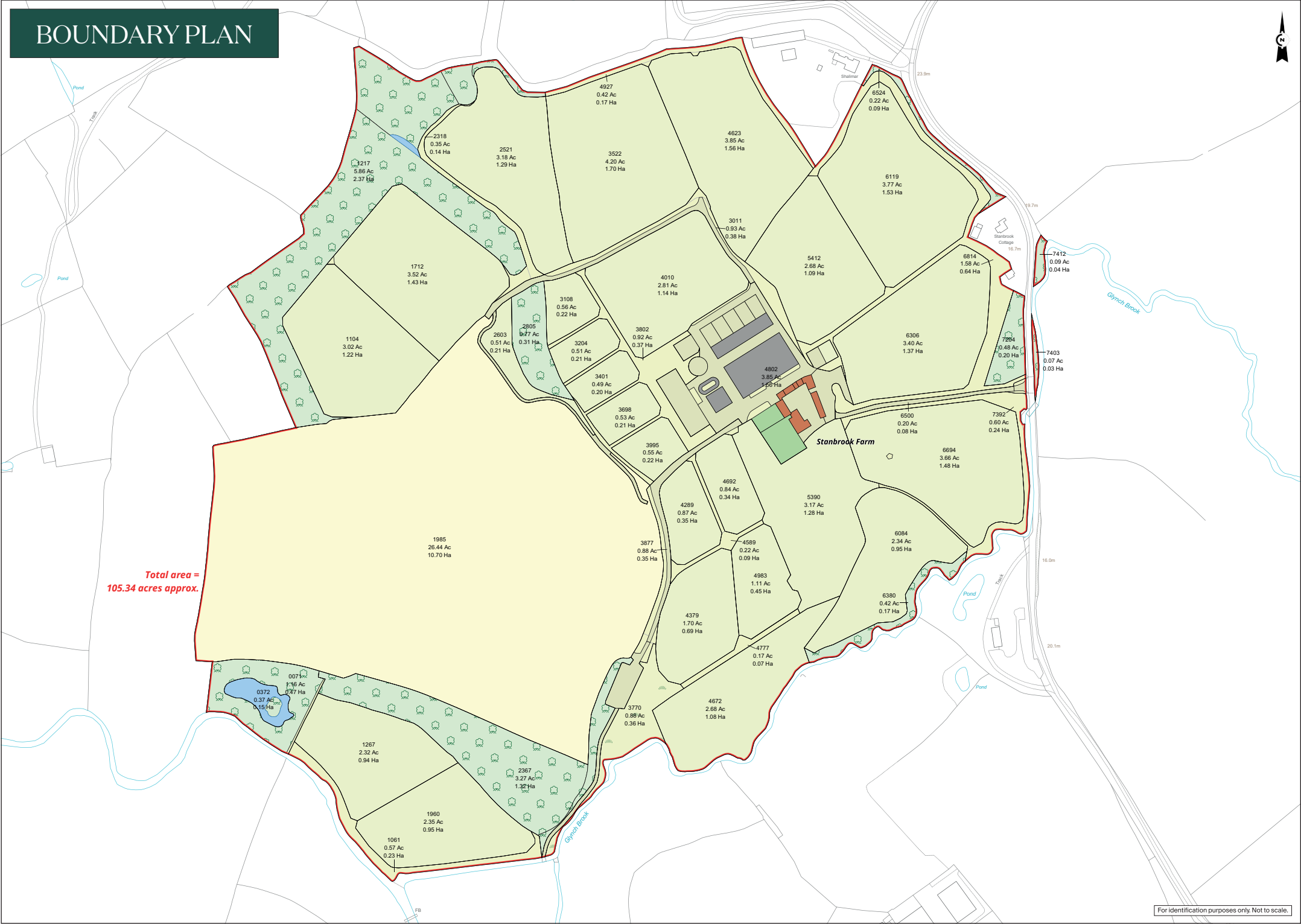




THE LAND

A level ring fenced land holding with no public rights of way across the property, the estate has been created to work in conjunction with the equestrian yard with safe cornered post and railed paddocks, turn out fields and grassland tracks for easy access and maintenance. In addition to the Equestrian business, the owners have taken great care to create wildlife areas, encouraging biodiversity and along with minimal artificial inputs allow flora and fauna to thrive. Beyond the formal field pattern are planted woodlands, a natural water fed lake and large fodder field to provide haylage production for the business.





PROPERTY INFORMATION

SERVICES

Oil fired central heating. Mains water and electricity.
Klargester treatment plant. 5kW photovoltaic panels.

TENURE

Freehold.

LOCAL AUTHORITY

Gloucestershire County Council.

COUNCIL TAX BANDS

Stanbrook Farm: G | Stanbrook Cottage: E

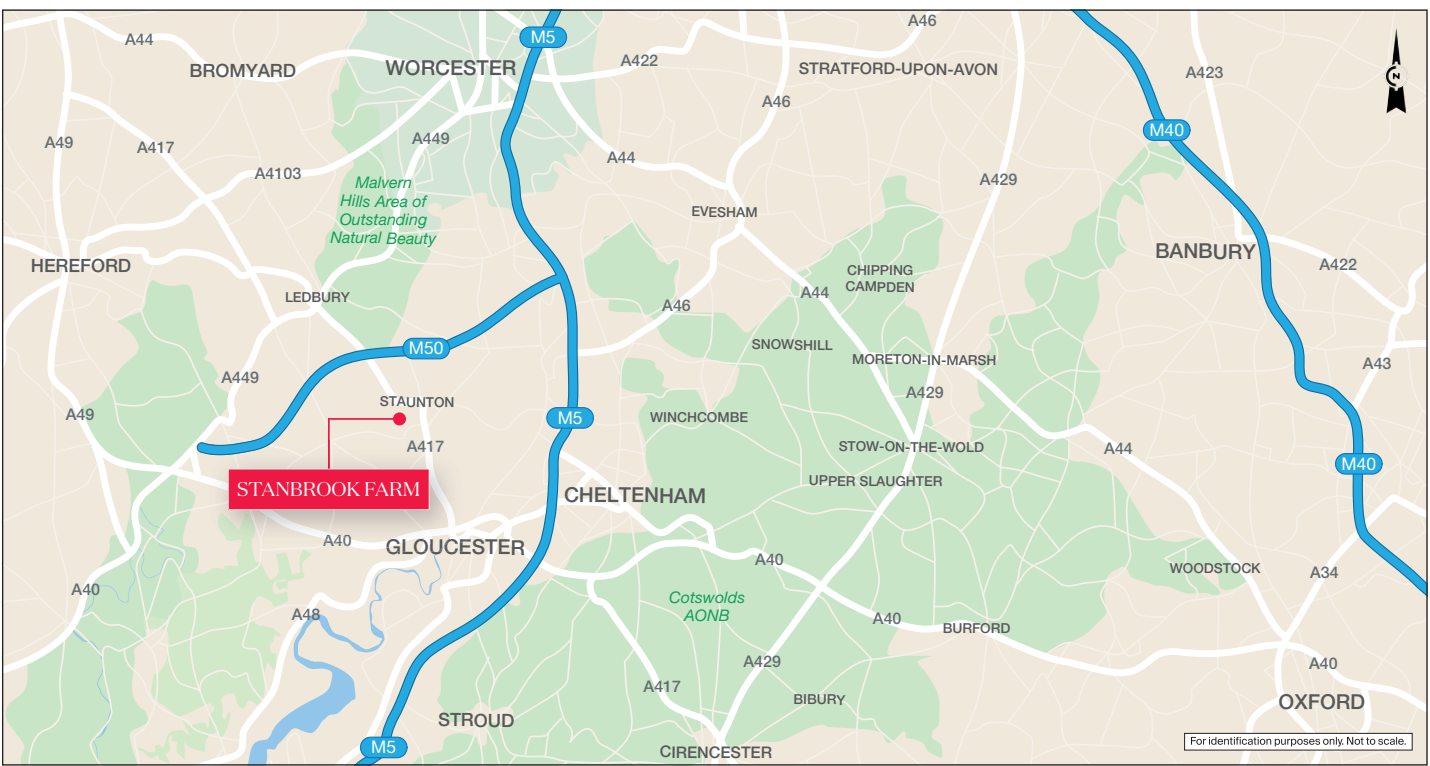
DIRECTIONS

Postcode: GL19 3QR

What3Words: ///shovels.cooks.clearcut

LISTING

Grade II listed.



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. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated May 2024. Photographs dated May 2024. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

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Viewing strictly by appointment only. Please contact:

Knight Frank - West Gloucestershire
103 The Promenade
Cheltenham
Gloucestershire GL50 1NW

Tom Banwell
+44 (0) 1242 246951
tom.banwell@knightfrank.com

Knight Frank - Country Department
55 Baker Street
London
W1U 8AN

Christopher Dewe
+44 (0) 20 7861 1779
christopher.dewe@knightfrank.com

www.knightfrank.com

