



BULK FARM

Ozleworth, Wotton-under-Edge, Gloucestershire



BULK FARM OZLEWORTH

An enchanting detached six bedroom Grade II listed house in a magical and peaceful rural location with views.

			EPC
6	3	5	E

Local Authority: Cotswold District Council Council Tax band: G Tenure: Freehold

Services: Oil-fired heating, private drainage, mains water and electricity.

Directions: What3words [///waged.trim.coconuts](https://www.what3words.com/)

Distances: Wotton-under-Edge 3 miles | Tetbury 9.5 miles | Stroud 12 miles | Malmesbury 14 miles | Cirencester 20 miles | Bristol 24 miles
Cheltenham 27 miles | Bath 27 miles (All distances are approximate)

Guide Price: £1,500,000

THE PROPERTY

Bulk Farm is an exceptional stone-built Grade II listed property, being sold by the Ozleworth Estate. Situated in one of the most beautiful and unspoilt southern pockets of the Cotswolds with views down to the lake, it is believed to have origins from the 18th century with later 19th century additions, at a time thought to be a school. Bulk Farm was extended again around 15 years ago and is a true hidden gem, which enjoys breathtaking open countryside views and complete rural tranquillity.

The house offers wonderfully proportioned and practical living space, rarely found in period homes. Arranged over three floors, the accommodation includes five bedrooms and three bathrooms, with surprisingly high ceilings and a wealth of original character features.

The ground floor features three elegant reception rooms, a study, a spacious farmhouse kitchen, utility/boot room, and a family area that flows on to the beautifully landscaped gardens.

The first floor has four bedrooms with a good-sized principal suite; one has the potential to be adapted to be a dressing room for the principal bedroom. On the second floor are two good-sized attic bedrooms.

This is a property that combines timeless charm with a layout that supports modern, practical life.





SITUATION

Bulk Farm is situated between the picturesque villages of Alderley and Ozleworth, within the Cotswolds Area of Outstanding Natural Beauty. The charming market towns of Wotton-under-Edge (2 miles) and Tetbury (10 miles) provide a full range of local amenities, shops, and services. Junction 18 M4 and Junction 14 M5 are about a 20 minutes drive away. There are direct rail services to London Paddington from Kemble, Stroud or Bristol.

The area is renowned for excellent schooling options, including: Private schools: Beaudesert Park, Westonbirt, and Wycliffe Grammar schools: Stroud High, Marling, and Pate's Grammar School.

There are golf courses at Cotswold Edge and Minchinhampton, horse racing at Cheltenham and Bath, and polo at Westonbirt and Cirencester Park. The nearby Newark Park, a popular National Trust property, and the Cotswold Way offer countless opportunities for walking and exploration. Many excellent pubs and eateries are nearby, such as Calcot Manor and Spa, Williams Kitchen, and Wotton Farm Shop.



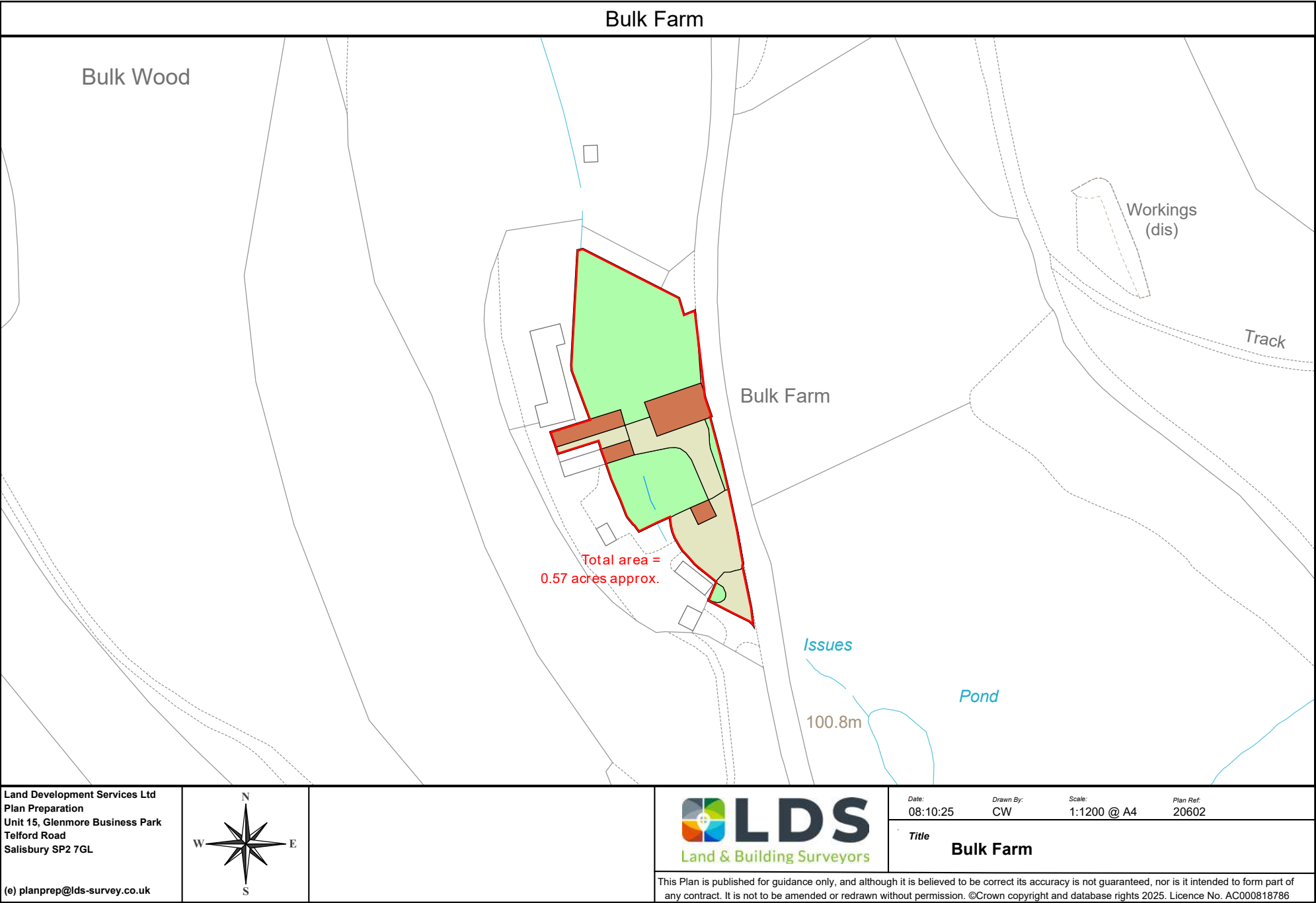


GARDENS AND GROUNDS

Accessed via a quiet lane off Blacksmith Hill, the property is approached by a private drive passing a detached garage, with ample parking available. A pretty lawned garden sits at the front of the house, while a large, secluded stone terrace lies to the rear, perfect for outdoor entertaining and enjoying the surrounding landscape.

The gardens are enclosed mainly by a high stone wall, with mature trees and well-established borders enhancing the feeling of privacy. Every aspect of the garden benefits from the stunning rural views that define this truly idyllic location.

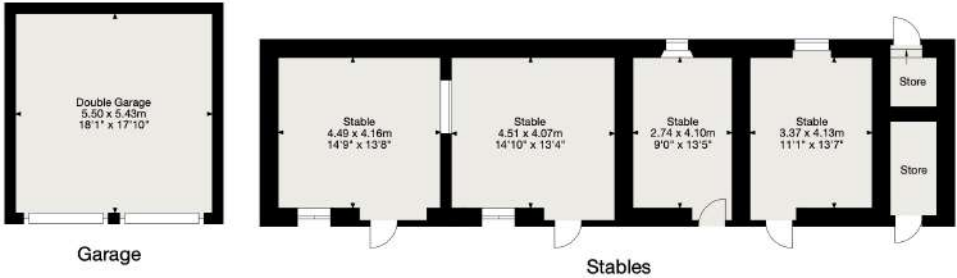
The property also includes an attractive stone stable block, which, subject to the necessary consents, offers potential for conversion into additional accommodation. A separate detached garage block provides further flexibility and storage.



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Gross Internal Area (Approx.)
Main House = 286 sq m / 3,078 sq ft
Stables = 78 sq m / 839 sq ft
Garage = 29 sq m / 312 sq ft
Total Area = 393 sq m / 4,229 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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