



# THE HAWFIELD

BLAKENEY • GLOUCESTERSHIRE





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Cheltenham 23 miles • M5 (J10) 24 miles • Bristol 33 miles • Cardiff 46 miles • London 128 miles  
(Distances are approximate)

*Country house, three cottages and a courtyard of stone barns.  
Views over the River Severn to The Cotswolds*

**The Hawfield** - A 16th century country house with Edwardian additions, comprising:  
4 reception rooms • 10 bedrooms • 2 bathrooms • Garden Cottage  
South facing terrace and formal lawns lead onto ornamental pools  
Stunning views from the driveway approach, house and gardens. Tennis court.  
Rose walk and kitchen garden. About 1.60 hectares (3.95 acres).

**Three traditional Cottages** – 2 and 3 bedroom cottages all let.

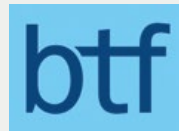
**Courtyard of stone barns** – Farm buildings to the west of the main house offering potential  
(subject to the necessary consents).

**Gosling Barn** – Double height barn with single storey wing. Separate from main farmstead.

**Cow Bower** – Detached barn to north of farmstead.

**In all about 56.38 hectares (140 acres)**

**Comprising farmland 46.05 hectares (113.75 acres) and woodland 8.15 hectares (20.14 acres)**



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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.



## Location

The Hawfield is situated in a private position, at the end of its long drive. From its elevated position it enjoys impressive far reaching views over the River Severn to The Cotswolds in the distance. The estate is just north of Blakeney village, which offers good local amenities. Cheltenham, to the north, is within easy reach offering a broader range of shopping and services, whilst the cities of Bristol and Cardiff are to the south. Access to the motorway network is via the A48 to the M5 and M4

corridors. Fast trains run to London Paddington from Bristol, taking about 1 hour 30 minutes. International airports are at Bristol, Cardiff and Birmingham, with a regional airport at Gloucester. The Forest of Dean, with the Wye Valley running through it, is to the west with The Brecon Beacons and Black mountains of Wales just beyond. This beautiful landscape offers exciting recreational space with walking, mountain biking, horse riding and canoeing.



### **The Hawfield**

The Hawfield is believed to date back to the 16th Century, with an Edwardian wing added in the early 1900s. It has been in the ownership of the current family for over 100 years and was purchased by them from The Crown.

The main house extends to just under 8,000 square feet, with the principal reception rooms and bedrooms enjoying southerly views over the formal gardens and surrounding farm land to the River Severn below. In the distance, The Cotswold Escarpment occupies the skyline. The accommodation extends up to a second floor, where one of the attic rooms was once used as a private office.

A large reception hall has a log burner set within its fireplace and the hall is used as an everyday sitting room. This leads on to the fine drawing room which has a magnificent bay overlooking the garden, with a door to the side that leads out onto the terrace and an open fireplace with marble surround and mantel. Double bi-folding doors open into the dining room which has shuttered windows and an open fireplace. These two rooms flow well together, providing excellent entertaining space. An additional sitting room leads off the reception hall, and looks out to the front courtyard.





The two main bedrooms have a dressing room between them that leads into bedroom 1. Bedroom 5 has an 'Oriel' window which allows panoramic views over the estate. It has always been a great place from which to read or write. In total there are six bedrooms on the first floor with a further four bedrooms to the second. There are two bathrooms with six of the bedrooms having wash hand basins.

The cellars are large with a good wine cellar and two store rooms. There is a boiler room and gardeners WC.

To the side of the main house is the pretty Garden Cottage. It has two rooms and a fireplace to the one end. It lends itself to providing good ancillary accommodation to the main house and is understood to have been occupied over 100 years ago.

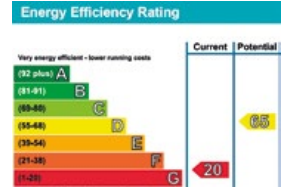
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



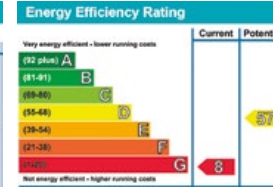
### Approximate Gross Internal Floor Area

Main House: 738 sq m / 7945 sq ft  
 Bailiffs Cottage: 129 sq m / 1390 sq ft  
 Garden Cottage: 25 sq m / 270 sq ft  
 1 & 2 Glen Cottages: 129 sq m / 1390 sq ft  
 Total: 1082 sq m / 11650 sq ft

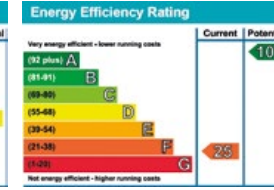
### Main House EPC



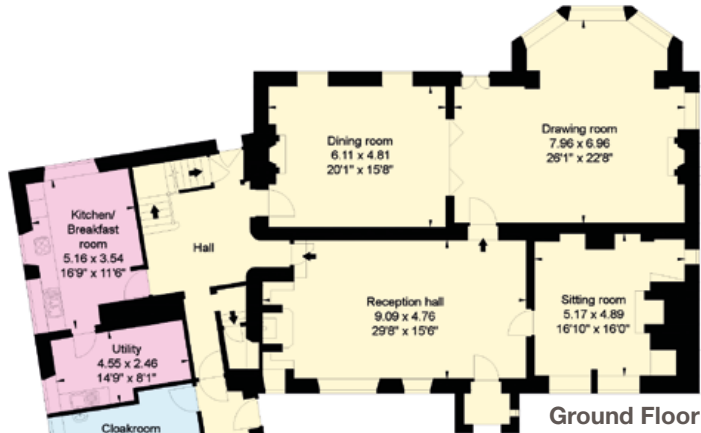
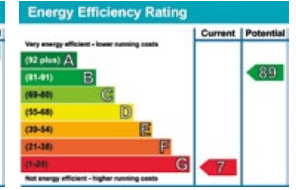
### Bailiffs Cottage EPC



### 1 Glen Cottage EPC



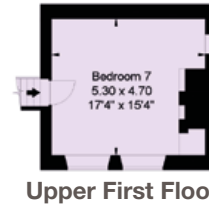
### 2 Glen Cottage EPC



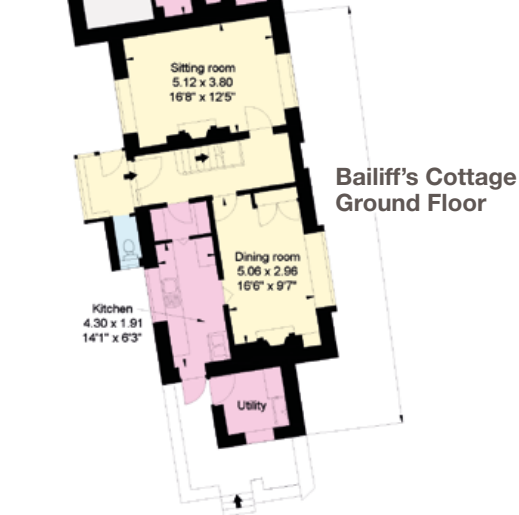
Ground Floor



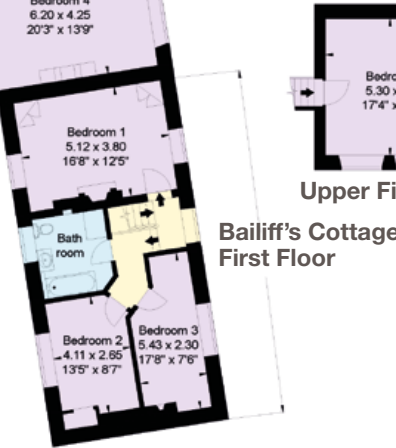
First Floor



Upper First Floor



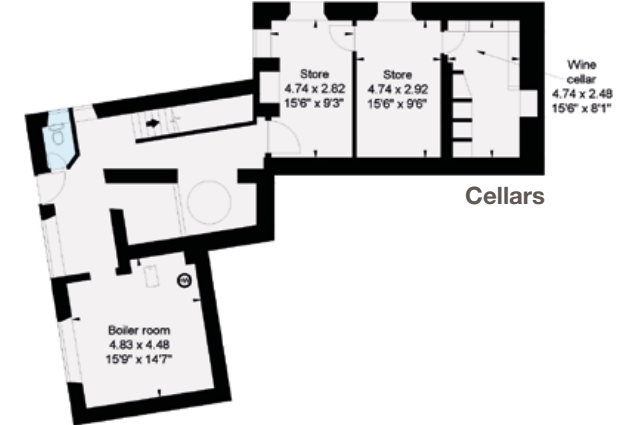
Bailiff's Cottage Ground Floor



Bailiff's Cottage First Floor



Second Floor



Cellars



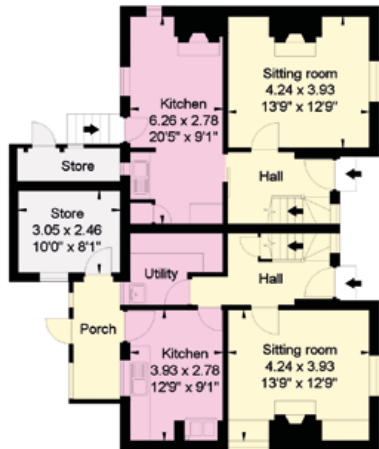


1 & 2 Glen Cottages



Garden Cottage

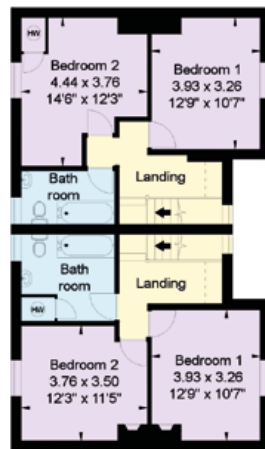
2 Glen Cottage  
Ground Floor



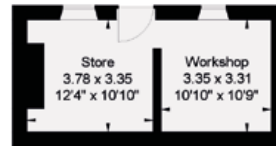
1 Glen Cottage  
Ground Floor



2 Glen Cottage  
First Floor



1 Glen Cottage  
First Floor



Garden Cottage

Not shown in actual location/orientation

### 1 and 2 Glen Cottages

A pair of two bedroom semi-detached cottages situated at the head of the drive. They date back to the late 19th century and enjoy a view to the rear, over fields and woodland.

1 Glen Cottage is let under the terms of an Agricultural Assured Shorthold Tenancy and 2 Glen Cottage is understood to be an Assured Tenancy. The agreement is for 5 years from April 2018.

### Bailiffs Cottage

A three bedroom cottage that adjoins the main house and forms part of the front courtyard. It has gardens to the rear and overlooks the farmland to the east. Adjoining the cottage is the original farm dairy, which is now used as a workshop with an inspection pit for vehicles. Further garages adjoin, with one bay accessed from behind.

The cottage is let under the terms of a protected tenancy.



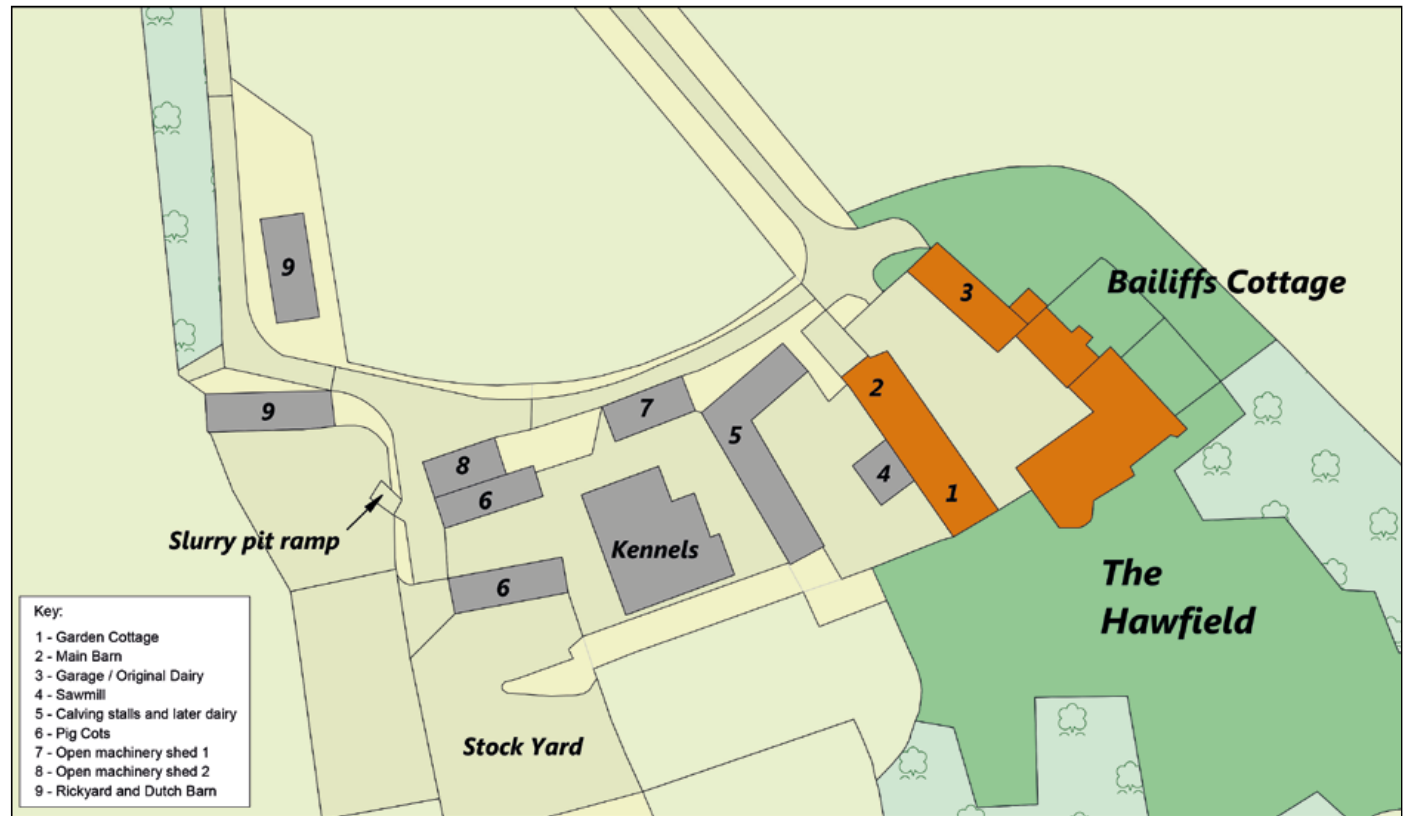
## The Gardens and grounds

The driveway sweeps past Glen Cottages and allows the views to be appreciated as it leads on to the gravelled courtyard formed by The Hawfield, Bailiffs Cottage and the Main Barn. There are mature borders with hedge, shrubbery and hydrangeas to the side.

The formal gardens have a flagstone terrace that runs along the southern elevation of the house. Steps lead down onto the level, well-kept lawns. Mature trees include an impressive Wellingtonia and a number of Scots Pines. Roses climb Garden Cottage and Rhododendrons fill the borders. To the far end of the lawn there are ornamental pools, with a statue of Father Time to the centre of the main pool. A tennis court is to the other side of the lawn.

A rose walk leads onto a productive kitchen garden to the side of Garden Cottage.





### The Farm Buildings

These are approached along the main drive which forks off onto the farm drive allowing a separate access to them. The traditional barns are principally constructed of stone with some timber buildings and a Dutch Barn.

The buildings are as follows on the block plan:

- Garden Cottage
- Main Barn
- Garage (original dairy)
- Saw Mill
- Calving Stalls and later Dairy
- Pig Cots
- Open Machinery Shed 1
- Open Machinery Shed 2
- Rickyard and Dutch Barn

### Gosling Barn

A separate double storey stone and brick barn, to the north of the main farmstead. It is over the brow of the hill and enjoys panoramic views from the highest point on the estate over the River Severn to The Cotswolds. It borders onto Gosling and Hughes Fields which total 7.22 hectares (17.84 acres).

### Cow Bower

A stand-alone small barn situated to the corner of Clover Hill field.

All the barns offer development potential subject to the necessary consents.



Gosling Barn





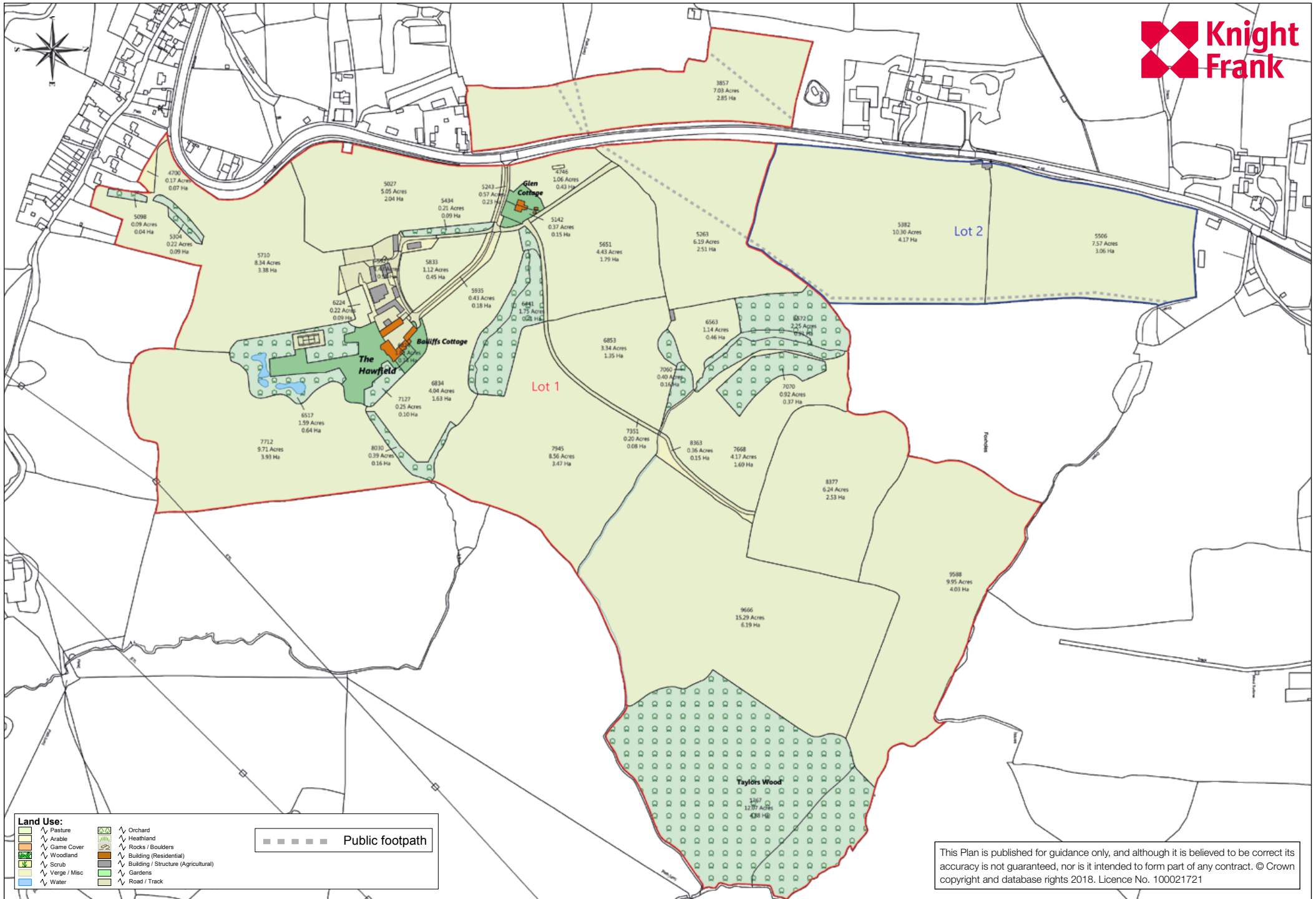
## The Land

The farmland comprises productive grassland with three small mixed woodlands. It has in recent years been grazed by dairy cattle but in the past had been farmed within an arable rotation.

The topography enables drainage over natural falls with springs feeding troughs and a small watercourse. A spring fed reservoir can be topped up by mains water.

The soils are medium loams, with some clay content, allowing productive grass growth.

The grazing is about 46.05 hectares (113.75 acres) and woodland 8.15 hectares (20.14 acres).



**Land Use:**

	Pasture		Orchard
	Arable		Heathland
	Game Cover		Rocks / Boulders
	Woodland		Building (Residential)
	Scrub		Building / Structure (Agricultural)
	Verge / Misc		Gardens
	Water		Road / Track

Public footpath

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## Basic Payment Scheme

The land is registered on the Rural Land Register with the entitlements established and claimed under the Basic Payment Scheme. The payment for the current scheme year (2018) will be retained by the vendor. The entitlements are included in the purchase price and are subject to VAT. The vendor will use best endeavours to transfer the relevant number of entitlements to the purchaser(s) on completion.

## Sporting, Mineral and Timber Rights

The sporting, mineral and timber rights so far as they are owned are included in the freehold sale.

## Easements, Wayleaves and Rights of Way

The property is subject to the appropriate rights of way, either public or private, wayleaves, easements and other rights of way, whether these are specifically referred to or not.

A public footpath crosses the farmland to the north of the farm away from the house and a private right of way allows a neighbour to cross through the south of Hughes Field to their field to the east.

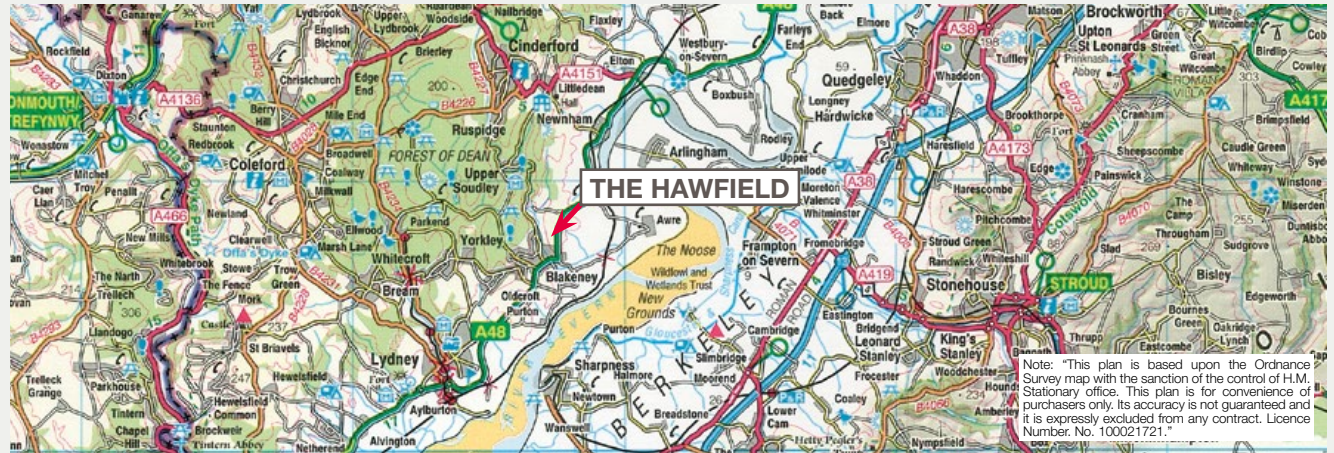
## Development

A development uplift provision applies to the land west of the road known as Deans Field (2.85 hectares (7.03 acres)). The vendor will retain a 25% share of any uplift in value arising as a consequence of a grant of planning permission for non-agricultural uses for a term of 10 years.

## Local Authority

Forest of Dean District Council. Tel: 01594 810000

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## Services

Mains water and spring supplies to the farm. House and cottages have mains water connected.

Mains electricity with 3 phase power. Oil fired and solid fuel heating to the House. Glen Cottages have solid fuel and night storage heaters. Bailiff's Cottage has open fireplaces and uses electric heaters.

BT telephone and broadband supplied by various providers.

Private drainage to the House and Bailiffs Cottage. Mains drainage to Glen Cottages.

## Fixtures & Fittings

All items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

## Directions (GL15 4AE)

From Cheltenham and the M5 (J10) continue around Gloucester following the A48 southwards to Chepstow. Continue through Westbury-on-Severn and Newnham. A mile before Blakeney you will rise to the top of a hill. As you come down the brow of the hill the entrance to The Hawfield is on your left hand side. Continue down the drive passing Glen Cottages to your left and ignoring the right fork to the farm yard. Enter the courtyard and the main entrance to the house is opposite you.

From the M5 and M4 take the M48 to Chepstow. Head northwards on the A48 and continue through Alvington, Aylburton and Blakeney. As you leave Blakeney continue through the bends as you climb the hill. As the road straightens, the entrance to The Hawfield is on your right hand side. Continue down the drive passing Glen Cottages to your left and ignoring the right fork to the farm yard. Enter the courtyard and the main entrance to the house is opposite you.

## Viewings

All viewings are strictly by appointment with the agents.

