



**, Stroud GL5 4BD**  
**Price Guide £1,975,000**



## , Stroud GL5 4BD

- Farm to include four properties and approximately 4.5 acres
- Five bedroom detached house with approximately 1.75 acres and manège
- Three further cottages, ideal for rentals or holiday lets
- Barns, stabling, outbuildings and two paddocks
- Local amenities nearby
- Views towards Randwick village
- Floorplans are attached to each individual property brochure
- Freehold
- Council Tax Bands: G, B, B and A respectively
- EPC rating: E48, D57, C69 and D58

## Price Guide £1,975,000

### Folley Park Farm

Set in the beautiful rural location of Paganhill, Folley Park Farm is a truly unique home with 4.75 acres of land, owned by the same family since 1998. The four properties on the estate include a large period farmhouse and three additional cottages. The extensive grounds include a manège, stables, paddocks and additional barns.

### Magnolia House

Approached via a sweeping driveway, Magnolia House is believed to date back to the 1700s. The history of the farm house is evident throughout, from the timber beams, exposed stone walls to the original inglenook fireplace.

The accommodation within the property is laid out over three floors. On the ground floor is a cloakroom and a grand vaulted hallway which leads to a study, large dining hall with Oak parquet flooring and sitting room complete with inglenook fireplace. The traditional kitchen/breakfast room in the heart of the home is a wonderful space for

the family to gather and enjoy meals cooked on the dark blue Aga. A large pantry and a practical utility room with plumbing for appliances can be found to the rear of the kitchen.

A cosy snug situated off the kitchen gives direct access to the gardens through French doors.

The first floor provides four double bedrooms and a family bathroom. The master bedroom suite boasts a striking vaulted ceiling and exposed beams. Dual aspect windows provide lovely rural views to the front and rear of the property and the large space allows for a seating area to relax. Steps from the bedroom lead to a generously sized dressing room to the rear. To complete the space is an en-suite shower room with shower cubicle, low level WC and pedestal wash handbasin. On the second floor is a very large bedroom with an ensuite bathroom.

Magnolia House sits on a plot of approximately 1.75 acres to include



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extensive gardens, paddocks and a manège. There is an outbuilding which is currently used as a games room and a single garage.

### **Oak Cottage**

Oak Cottage is arranged over two floors with the downstairs accommodation comprising a sitting room, spacious kitchen/breakfast room, shower room, WC and a double bedroom. Two double bedrooms are found on the first floor along with the family bathroom.

A garage and private courtyard space are allocated to this property along with several parking spaces.

### **Beech Cottage**

Beech Cottage is a characterful, single-storey property. The living room benefits from a bay window, creating a light and airy feel. The kitchen has a range of wall and base mounted units with laminate worktops, a four ring gas hob, oven and stainless steel sink with mixer tap and drainer. There is room for a washing machine and under-counter fridge/freezer.

There are two double bedrooms with built-in wardrobes and a family bathroom with corner bath. There is parking for two cars in the courtyard to the front of the property.

### **Ash Cottage**

This delightful one bedroom cottage boasts light and airy accommodation to include a living room with dual aspect rural views. Further accommodation includes a kitchen,

two double bedrooms with built-in wardrobes and a sizeable bathroom, all with views towards Randwick.

Outside, the property has a courtyard area and parking.

### **Outside**

The property is accessed via a sweeping driveway, giving way to the properties. A stone barn measuring 22.60m x 8.73m and a metal barn 15.03m x 7.47m. In addition, there are two stables measuring 4.40m x 3.89m and 4.35m x 3.60m. An open ended barn is also in situ measuring 15.03m x 7.47m. The Farm is enveloped by paddocks and gardens approximately 4.75 acres, to include a manège. There are views towards the village of Randwick and surrounding countryside. There are country walks on the doorstep and nearby access to the Cotswold Way.

### **Location**

Paganhill is located close to the centre of Stroud and there are a wide range of amenities, including major supermarkets, a variety of independent shops, a cinema complex, a leisure centre, cafes, restaurants, and an award-winning weekly Farmers' Market. The newly renovated Five Valleys Shopping Centre has a good range of market and food stalls. There are two grammar schools, Stroud High School and Marling and Stroud College, as well as good independent schools, including Beaudesert Park and Wycliffe College. There are great transport links in Stroud including a main line



railway station with intercity services connecting to London (Paddington), Gloucester, Bath and Cheltenham. Junction 13 of the M5 motorway is also within easy driving distance.

### Material Information

Tenure: Freehold.

Council tax band:

Magnolia House: Council Tax Band G, Stroud District Council - £3,942.54 (2024/25).

Beech and Oak Cottage: Council Tax Band B, Stroud District Council - £1,839.84 (2024/25).

Ash Cottage: Council Tax Band A, Stroud District Council - £1,577.02

Electricity supply: mains.

Water supply: spring.

Sewerage: mains.

Heating: gas central heating.

Broadband speed: 9 Mbps (basic) and 43 Mbps (superfast).

Mobile phone coverage: EE, Three, O2 and

Vodafone.

EPC rating:

Magnolia House E48

Oak Cottage D57

Beech Cottage C69

Ash Cottage D58





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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



