



**Bourne Lane, Brimscombe GL5 2RQ**

**£1,150,000**





## Bourne Lane, Brimscombe GL5 2RQ

• Farm set in 3.17 acres • Equestrian facilities • Five bedrooms • Three reception rooms • Two bedrooms with en-suites • Large private garden with summerhouse • Rural setting with a woodland view • Freehold • Council tax band F (£3,213.08) • EPC Rating: D62

**£1,150,000**

### Ground Floor Accommodation

The property can be accessed via the porch. The main entrance hall is light and airy with stairs rising to the first floor. The main living room has dual aspect windows and a sliding door to the well-tended garden, there is also a cosy wood burner and doors leading to the dining room. In the kitchen there is a range of wall and base units, which further benefits from integrated appliances including two eye-level ovens and microwave, a Richmond stove with five ring induction hob, dishwasher, freestanding fridge/freezer and one a half bowl sink with mixer tap and drainer. There is a utility area that has space for a washing machine and tumble dryer. Additionally, the property boasts a garden room with bi-folding doors to the garden and storage cupboards. There is ample storage throughout the property,

including a lobby with cupboards and boot room.

### First Floor Accommodation

The master bedroom is a good size and has built-in wardrobes and dual aspect windows. The en-suite shower room has a shower cubicle with waterfall shower, wash hand basin and light up mirror. Bedroom two also has an en-suite, comprising shower cubicle, low-level WC and wash hand basin. Bedroom three and four are double in size, whilst bedroom five is a generous single. The main family bathroom is finished to a high standard and boasts a freestanding bath, shower cubicle, low-level WC and wash hand basin.

### Equestrian Facilities

There is a stable block at Newlands Farm which consists of three individual stables and tack room, outside lighting and



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

**01453 827640**

**stonehouse@naylorpowell.com**

**www.naylorpowell.com**



power. In addition to the stabling, the property also offers paddocks/fields which is set in 3.17 acres which includes the property and garden itself.

### Outside

The property is accessed via a long sweeping driveway opening up to Newlands Farm at the end of the lane. There is parking for several vehicles and gives direct access to the house and stable block. Set on the hillside are paddocks/fields and the plot in it's entirety offers 3.17 acres.

### Location

The property is located in Brimscombe, the local amenities include a post office, general stores and a good primary school. Stroud town is a short journey with a wider range of shops and amenities including supermarkets and newsagents, a leisure and sports centre, and an award-winning weekly farmers market. There are a range of schools including two grammar schools, Stroud High School and Marling and Stroud College, as well as good independent schools, including Beaudesert Park and Wycliffe College. The newly renovated Five Valleys Shopping Centre has a good range of market and food stalls. 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.

### Agents Note

There is a public pedestrian right of way across the first part of the driveway.

### Material Information

Tenure: Freehold.

Council tax band: F.

Local authority and rates: Stroud District Council - £3,213.08 (2024/25).

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: electric.

Broadband speed: 15 Mbps (basic) and 71 Mbps (superfast).

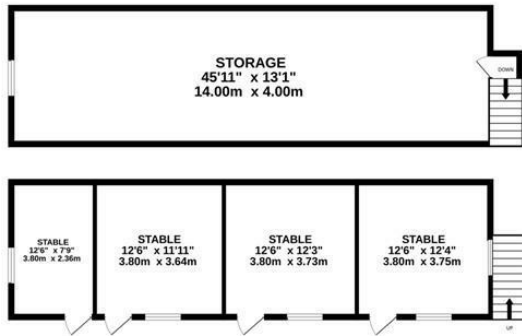
Mobile phone coverage: EE, Three, O2 and Vodafone.



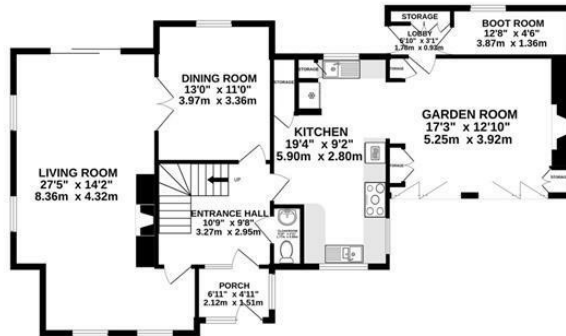




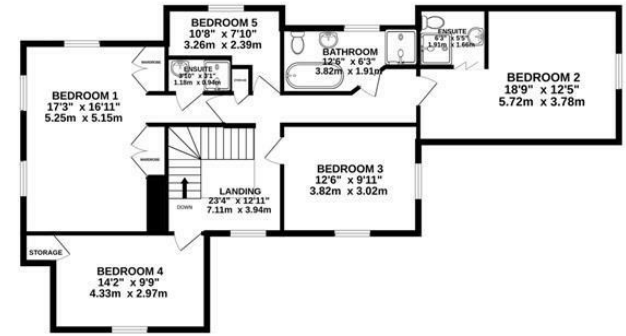
EQUESTRIAN FACILITIES  
1155 sq.ft. (107.3 sq.m.) approx.



GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.



FIRST FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 3299 sq.ft. (306.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Regent House, 1 Bath Road, Stonehouse, GL10 2JD | Tel: 01453 827640 | Email: stonehouse@naylorpowell.com | www.naylorpowell.com



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