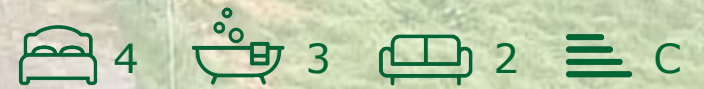




Archies, Elmore Back
, Elmore, GL2 3ST

£950,000



A home in the countryside with LAND approaching SIX ACRES ! Elmore Back provides a serene escape surrounded by nature's beauty. This property offers spacious family living with traditional charm, nestled amidst countryside and lush greenery on the banks of the River Severn. With ample land, the new owners have the opportunity to cultivate gardens, keep animals, or simply enjoy the expansive outdoor space for recreational activities. Elmore's peaceful atmosphere and scenic vistas make it an ideal retreat for those seeking a tranquil rural lifestyle.

The Situation

Archies is located on the banks of the River Severn, within the hamlet of Elmore Back, 7.5 miles from the City of Gloucester which provides a range of everyday facilities and a train station. The property is accessible to Junction 12 of the M5 motorway within 6 miles of the property, providing links to Bristol, Gloucester, and Cheltenham.

Porch

Entrance Hall

Lounge
12'1 x 12'1 (3.68m x 3.68m)

Dining Room
10'7 x 9'4 (3.23m x 2.84m)

Kitchen/Breakfast Room
16'10 x 15'7 (5.13m x 4.75m)

Utility Room
8'6 x 5'6 (2.59m x 1.68m)

Garden Room
19'1 x 12'10 (5.82m x 3.91m)

Bedroom 1
17'5 x 15'3 (5.31m x 4.65m)

Ensuite Bathroom





Bedroom 2
12'10 x 9'10 (3.91m x 3.00m)

Ensuite

Bedroom 3
12'1 x 8'7 (3.68m x 2.62m)

Bedroom 4
13'11 x 7'8 (4.24m x 2.34m)

Bathroom

Bedroom 5
20'11 x 16'6 (6.38m x 5.03m)

OUTSIDE

Situated on a rural lane there is ample OFF ROAD parking leading the Garage 17'9 x 16'6

The rear garden is mainly laid to lawn patio, raised decking area ideal for entertaining and enjoying the stunning views. Gated access from the lane leads into the fields the land is flat ideal pasture, Brick built outbuilding and chicken shed. bordered by mature trees/hedgerows the whole plot is approaching SIX ACRES.



Further down the lane on the opposite side of the road there is an additional acre of land (Orchard) that is available subject to separate negotiation.

Services

Mains water, septic tank drainage, electric heating and Solar Panels (owned by the property benefitting a feed-in tariff)

Superfast Broadband connected to the property.

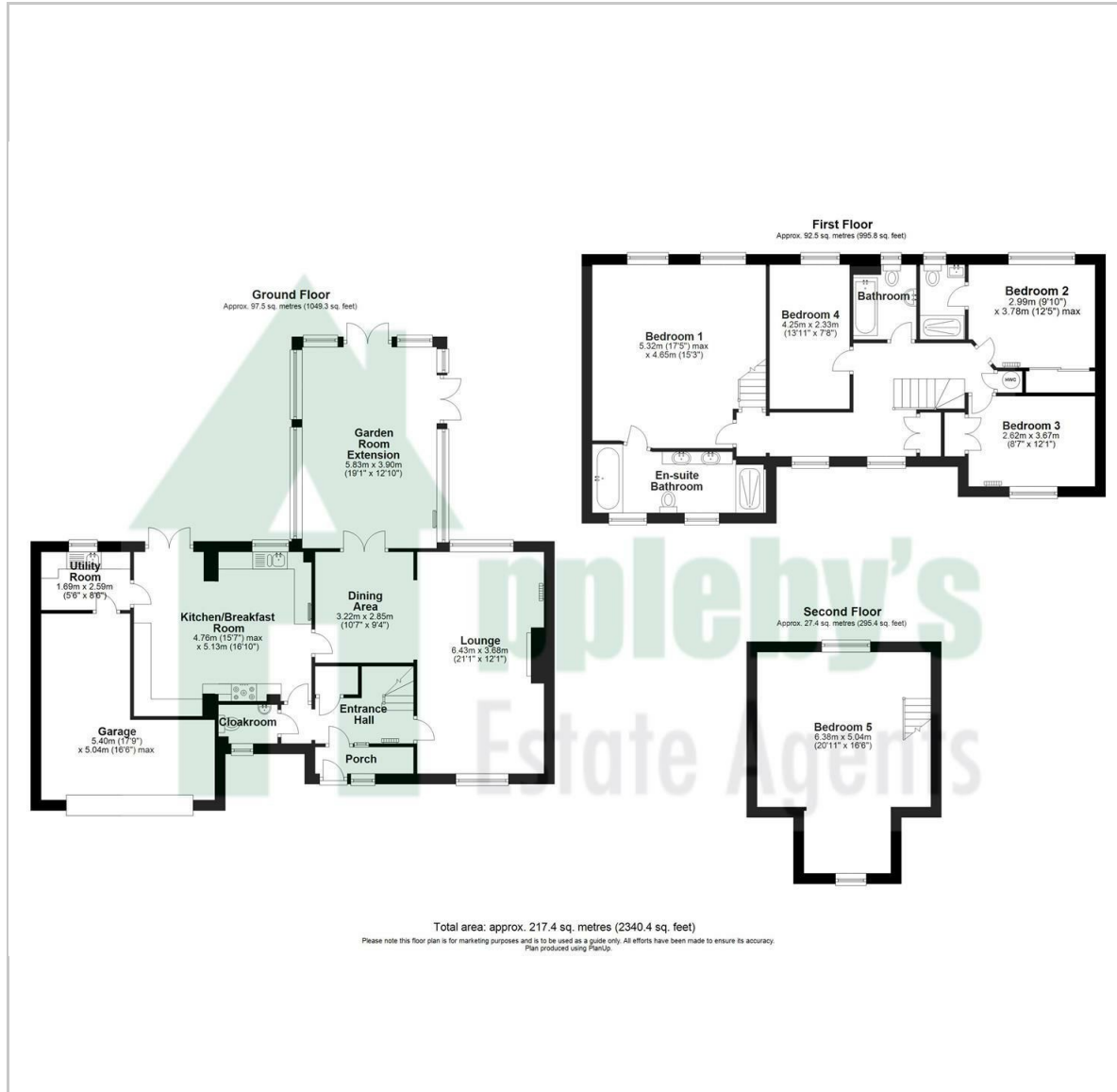
Stroud District Council tax band F

Tenure

Freehold



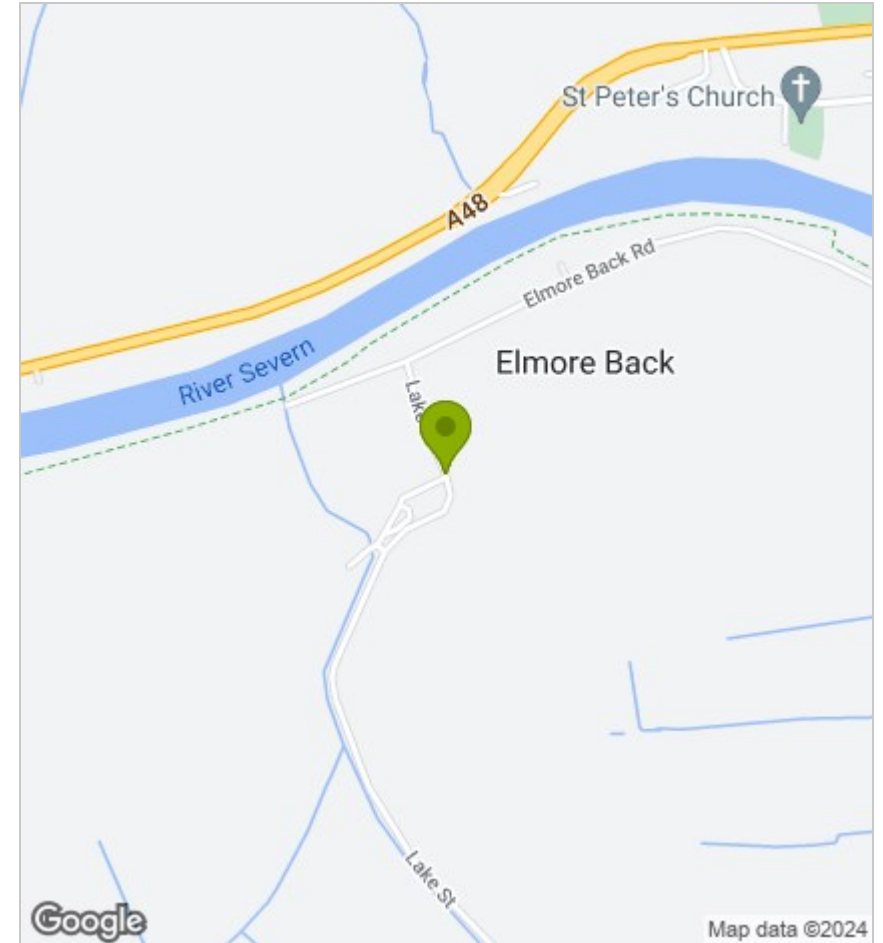
Floor Plan



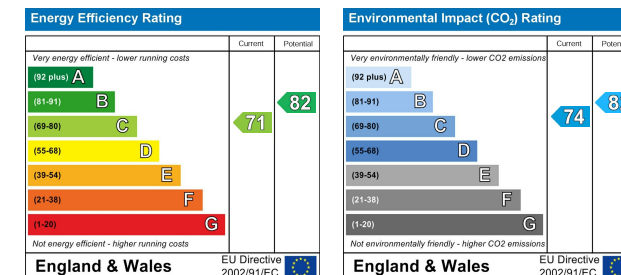
Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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