

established 200 years

Taylor & Fletcher



Snipe Moss, Wyck Road, Lower Slaughter, Gloucestershire GL54 2EX

Guide Price £2,000,000 - 35 acres and fishing rights

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Snipe Moss, Wyck Road

Lower Slaughter, GL54 2EX

Viewing

Strictly by prior appointment. Please contact the Stow-on-the-Wold office: 01451 830383

Directions

From Stow-on-the-Wold take the A429 (Fosseway) heading in a southerly direction, towards Bourton-on-the-Water. Proceed down the hill and straight on at the traffic lights. Continue for approximately a mile and turn left signed Wyck Rissington 1¼ miles. Snipe Moss will be seen after a short distance on the right hand side.

What Three Words ///pram.dignity.resonated

Location

Snipe Moss is situated on a country lane between Lower Slaughter and Wyck Rissington. The closest amenity is a petrol station and convenience store situated nearby at Slaughter Pike on the Fosse Way.

Lower Slaughter is acknowledged as one of the most beautiful villages within the Cotswolds having many buildings of architectural interest and the shallow River Eye flows through the centre of the village. There is a fine old Water Mill, Parish Church and two Hotels which are open to non-residents.

Wyck Rissington is an attractive and unspoilt village with a number of pleasing Cotswold stone properties set back from the wide village green. The village is situated 2 miles from Bourton-on-the-Water which has a variety of shops, social and sporting activities, as well as a Primary and Secondary school with an affiliated leisure centre for public use.

Stow-on-the-Wold is 3.5 miles and is well known for its impressive Square and variety of boutique shops and hostelrys.

Snipe Moss is conveniently placed for the larger commercial centres of Cheltenham (16 miles), and Cirencester (17 miles). Kingham (6 miles) has a mainline train station with a regular service to London Paddington via Oxford and Reading.

Description

Snipe Moss is a substantial detached farmhouse constructed of natural Cotswold stone under a reconstituted Cotswold stone slate roof. It has a pretty gabled front façade and equally pleasing south facing rear façade together with double glazed casement windows. According to the date stone it was built in 1990 and is set adjacent to its yard and stables. Snipe Moss has comfortable accommodation arranged over three floors. The front door leads to an impressive hall with a flagstone floor and winding staircase leading to the first floor galleried landing. In turn the hall serves a generous sitting room with its wood burning stove and dual aspect overlooking the mature garden. It also serves the dining room, cloakroom and kitchen/ breakfast room with its four oven AGA. There is a separate utility room and boot room giving access to the front and rear of the house together with the attached double garage with storage above.

On the first floor there is a master bedroom with bathroom and dressing room. There is also a guest bedroom suite, further bedroom and family bathroom together with a farm office which could be used as a single bedroom if required.

A spiral staircase leads to the second floor which provides 2 further bedrooms and another bathroom.

Snipe Moss was designed for the majority of the rooms to be south facing in order to take advantage of its magnificent position overlooking its attractive garden and land beyond.

Outside

A pair of 5 barred timber gates lead to a gravelled drive and parking area surrounded by deep flower and herbaceous borders and mature trees. The drive leads to the attached double garage.

The Formal Gardens

The gardens are situated mainly to the rear and side of the house and are laid to lawn with a raised paved gravelled terrace immediately abutting the house.

A pair of decorative iron gates lead to a further area of formal garden again mainly laid to lawn and interspersed by a number of



specimen trees and adjoining the River Dikler set between two Cotswold stone bridges and forming a particularly attractive and peaceful feature of the property.

The Land

The land may be accessed from several points within the property and comprises 7 main fields which are mostly permanent pasture and field 6327 includes an attractive lake surrounded by bullrushes. There is an area of woodland and a small copse on the western boundary close to the yard.

Yard and Buildings

Situated adjacent to the house is a gate which leads to a yard and buildings comprising a store, haybarn and three loose boxes with small open barn attached. A gate leads to a holding paddock beyond a timber feed store.

Riparian Rights

The River Dikler runs from north to south and is a lovely spring fed wild trout stream which provides approximately 667 yards of double bank fishing. It offers the keen angler excellent dry fly fishing. The fishing rights are in hand.

The River Eye forms the boundary to the south west of the property. The riparian rights are unknown but the river would appear not to have been fished for very many years.

Rights of Way

A 'fenced off' bridleway [HSL 12] runs beyond the garden and paddock and mainly through field number 6327 crossing the bridge and to the highway.

Services

Mains electricity, gas and water are connected to the property. Private drainage. Gas fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

Cotswold District Council, Cirencester, Gloucestershire, GL7 1PX.

Council Tax

Band F. Rates payable for 2024/2025 £3,049.95.

Planning

Full planning permission was granted for the 'Erection of a farmhouse. Construction of a new vehicular and pedestrian access' dated 2nd June 1989. Reference CD.2193/A

The farmhouse is subject to an agricultural occupancy condition which includes use as a stud farm.

Further information from the agents.

Schedule of Land

National Grid Numbers with Total Field Size (acres) and Description of Parcel.

7895 - 1.38 acres - Permanent Pasture
8284 - 4.02 acres - Permanent Pasture
8596 - 2.62 acres - Permanent Pasture
5930 - 0.42 acres - Permanent Pasture
6032 - 0.41 acres - Permanent Pasture
6235 - 0.19 acres - Permanent Pasture
6327 - 4.93 acres - Permanent Pasture and Lake
6338 - 0.14 acres - Permanent Pasture
6705 - 6.02 acres - Permanent Pasture
6914 - 0.35 acres - Permanent Pasture
7118 - 0.86 acres - Marshy area/summer grazing
7918 - 5.46 acres - Permanent Pasture
8006 - 1.76 acres - Permanent Pasture
8828 - 0.4 acres - Scrub/grazing
----- 0.48 acres - Woodland by Road
----- 5.48 acres - Buildings, tracks, small copses
Total: 34.92 acres

Energy Performance Certificate (EPC)

Rating: C



Approximate Gross Internal Area = 342.64 sq m / 3688 sq ft

Garage = 64.18 sq m / 691 sq ft

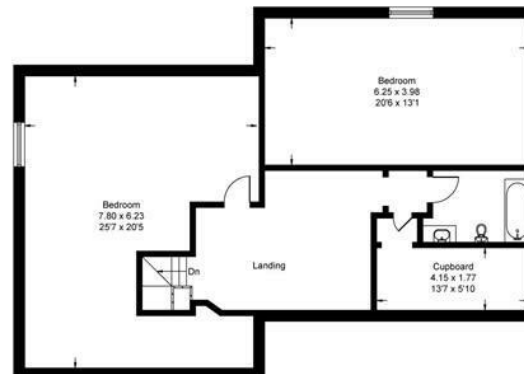
Shed = 7.21 sq m / 78 sq ft

Outbuilding = 93.28 sq m / 1004 sq ft

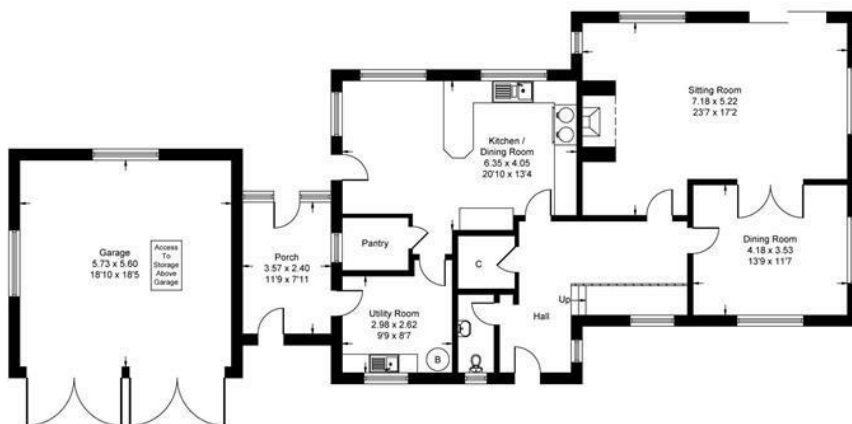
Total = 507.31 sq m / 5461 sq ft



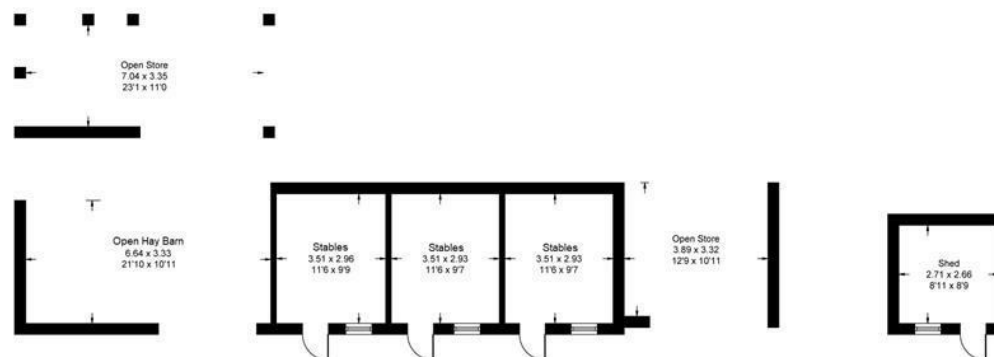
First Floor



Second Floor

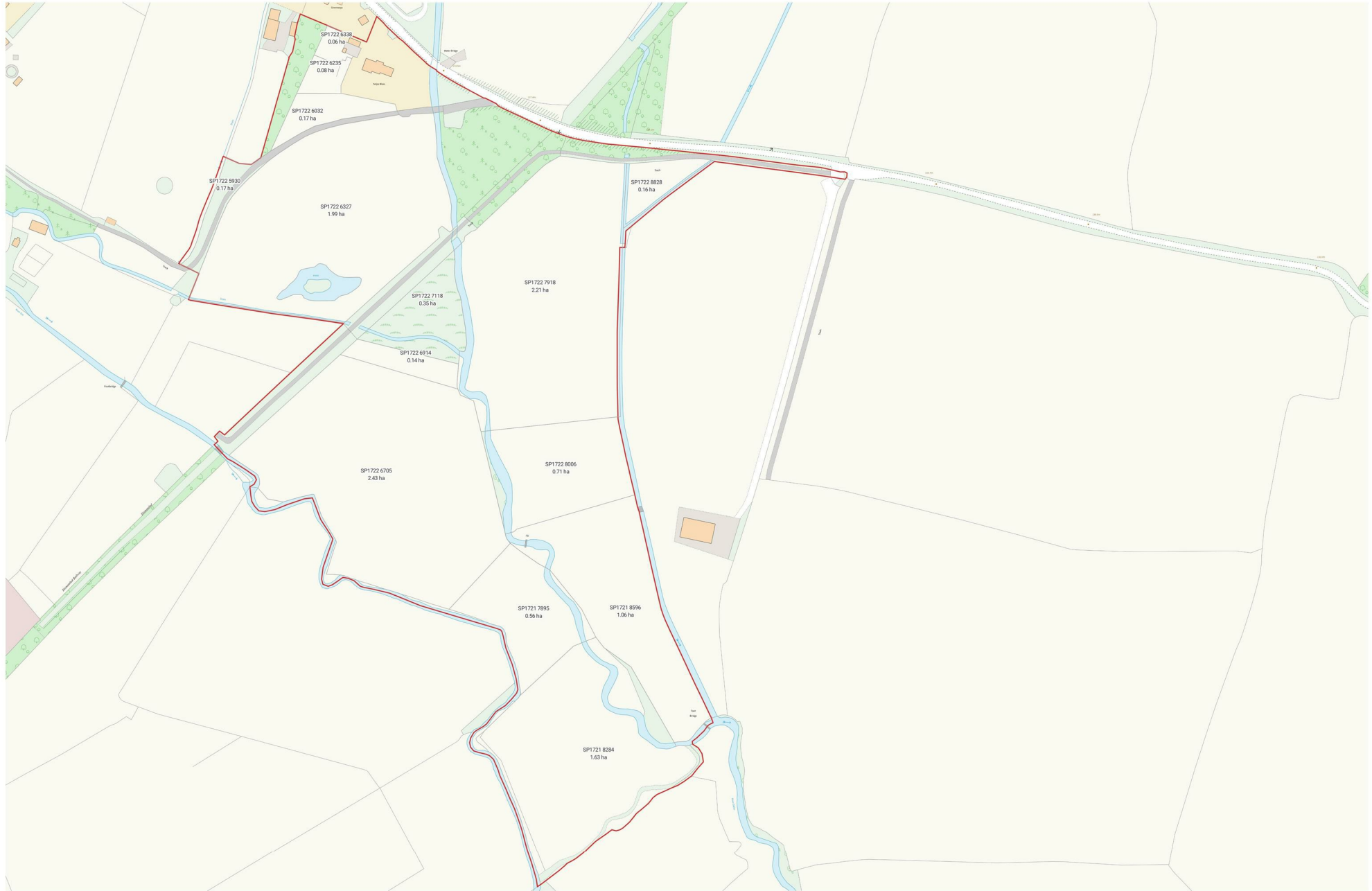


Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Site Plan



Produced on May 21, 2024.

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50 m
Scale 1:1250 (at A1)

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.