

HIGHGATE FARMHOUSE



WHITAKER
SEAGER



HIGHGATE FARMHOUSE, , ELKSTONE, GL53 9PG

LOCATED IN A RURAL SETTING ENJOYING FAR REACHING COUNTRYSIDE VIEWS, LIES THIS OUTSTANDING RENOVATED DETACHED COUNTRY RESIDENCE, WITH SUBSTANTIAL WELL-PRESENTED ACCOMMODATION, A DETACHED HOME OFFICE/BAR, STABLES, AND A Paddock.

The property

Located in a rural setting enjoying far reaching countryside views, lies this outstanding renovated detached country residence, with substantial well-presented accommodation, a detached barn providing an office/bar, stables, and a paddock. Total plot measures 1.5 acres.

This magnificent family home measuring 5140 sq ft of flexible living space, offers a superb opportunity for someone wishing to purchase a property without any onward chain. The current owners have lovingly restored and greatly enhanced this period stone farmhouse, and now it offers beautifully presented versatile accommodation with a stylish and contemporary twist.

Most of the land sits directly in front of the property, made up of a paddock with stables and small yard, gardens and parking. To one side a further lawned area can be enjoyed along with access down into the cellar, with a courtyard at the rear and side both

offering al fresco entertaining spaces. From here, side access into the detached Cotswold stone barn is located. The ground level is set informally as an entertaining space known as 'the pub' with an external staircase leading to a home office.

Tucked up a privately owned tree lined drive, on the outskirts of the village of Elkstone, Highgate Farmhouse, known by the vendor and the post office as 'Highgate Manor', is part of the original farm where the owners have three further detached barns. The owners intend to sympathetically convert two of these barns into their new home.

In total the grounds measure just over an acre and a half.





Offers in excess of
£1,299,995

- *6 Bedrooms*
 - *3 Principal Reception Rooms*
 - *Magnificent Kitchen/Breakfast Room*
 - *Prep Kitchen with Wine Store*
 - *Laundry Room*
 - *Two Ensuites & Family Bathroom*
 - *Barn for entertainment & Home Office*
 - *Gardens & Courtyard*
 - *Private Parking*
 - *Stables & Paddock*
-

WITHIN EASY REACH...
*custom text to type whatever
you need to in this space.*

Outside

In total the grounds measure just over an acre and a half. Most of the land sits directly in front of the property, made up of a paddock with stables and small yard, gardens and parking. To one side a further lawned area can be enjoyed along with access down into the cellar, with a courtyard at the rear and side both offering al fresco entertaining spaces. From here, side access into the detached Cotswold stone barn is located. The ground level is set informally as an entertaining space known as the pub with an external staircase leading to a home office. The new owners will be responsible to erect two new boundaries including a Cotswold stone wall in the rear courtyard creating privacy in addition to a post and rail fence on one side of the paddock. The title plan will require

Situation

Tucked up a privately owned tree lined drive, on the outskirts of the village of Elkstone, lies Highgate Farm. Highgate Farmhouse, known by the vendor and the post office as 'Highgate Manor', is part of the original farm where the owners have three further detached barns. The owners intend to sympathetically convert two of these barns into their new home. For plans go to the Cotswold District planning website - reference: 21/04542/FUL. For those commuters looking for ease it will be of great interest that the A417 is conveniently nearby with the missing link currently under construction. Subject to the wind direction there can be some road noise to the front of the property. A shared maintenance agreement will need to be formally set up for the private drive and shared septic tank.



Approximate Gross Internal Area = 477.5 sq m / 5140 sq ft
 Stables = 49.8 sq m / 536 sq ft
 Detached Barn = 62.3 sq m / 670 sq ft
 Total = 589.6 sq m / 6346 sq ft
 (Excluding Boiler Room)

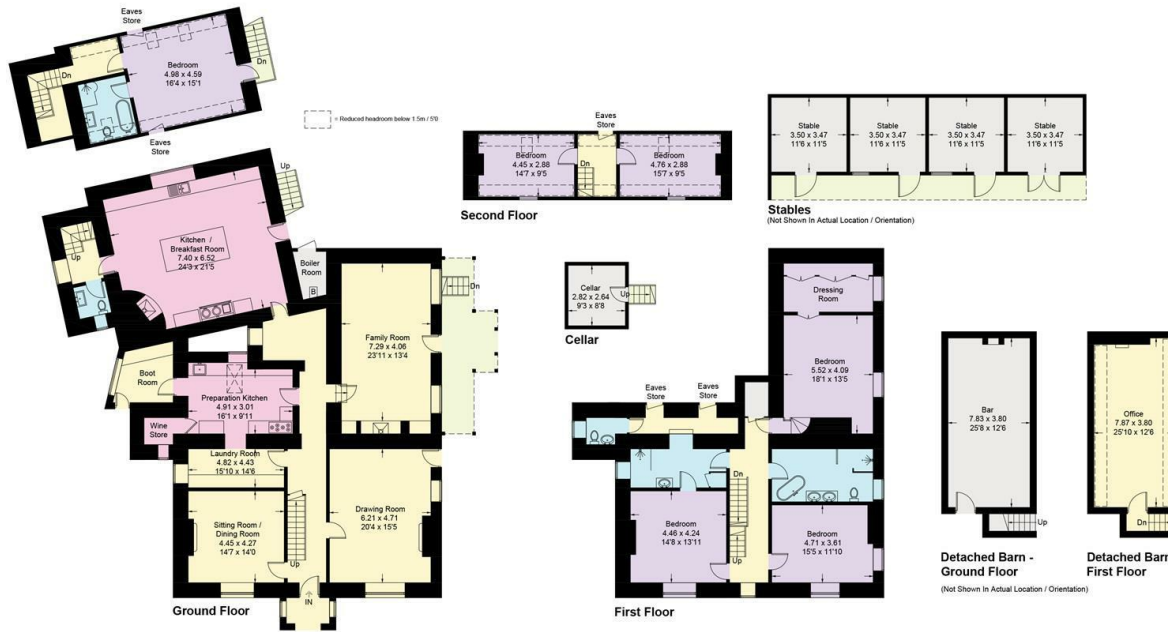


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID928968)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL53 9PG

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: . Council Tax Band and EPC rating E

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

