



HIGHGATE FARMHOUSE, ELKSTONE



# HIGHGATE FARMHOUSE, ELKSTONE, CHELTENHAM, 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*

This magnificent family home 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.

The heart of the home is the superb 24ft x 21ft kitchen/breakfast room with an impressive central island, flagstone floor and five door aga; it's an absolute cooks dream with copious amounts of storage and work surfaces along with a secondary 'prep' kitchen. Off the prep kitchen you will find a larder room, along with a boot room, laundry room and wine storage unit under the stairs. Two principal reception rooms, one benefiting from an inset log burner and the other an Optimyst fire suite, sit to the front of the property, either side of the hall and front entrance. The oldest part of

home is probably the family room where character features such as Cotswold stone walls, exposed beams and an inglenook fireplace with wood burner are found. Also located on the ground floor is a cloakroom and two sets of staircases; the primary leading to the family bedrooms and the secondary leading to the private guest suite comprising bedroom with ensuite.

On the first level there are three double bedrooms, one with direct access into an ensuite shower room with separate WC with dual access from the landing, another with a splendid secret ensuite dressing room and the other being serviced by the family bathroom. On the attic level there are two further bedrooms.

**Ofcom:** Broadband – Ultrafast, Gigaclear connected. Mobile coverage is likely from EE, Three, O2 and Vodafone.

## ACCOMMODATION

*Three Reception Rooms • 24ft x 21 ft Kitchen/Breakfast Room with Aga  
Preparation Kitchen • Boot Room • Laundry Room • Cloakroom • Larder Room  
Cellar • Two Bedrooms with Ensuites • Bedroom with Dressing Room  
Three further Bedrooms • Family Bathroom • 5140sq ft in total*



Services: Mains electricity & Mains Water, Private drainage, Oil Central Heating

Directions: What Three Words: [masterpiece.canny.rare](https://www.what3words.com/masterpiece.canny.rare)



# 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.

Elkstone is a village lying between Cirencester and Cheltenham. It offers a church and village hall within the village, and on the fringes there are two pubs; The Green Dragon and The Highwayman Inn. More recently an exciting new development of small businesses has set up at Elkstone Studios including Jessie Smith Food Hall with butchery, Knead Bakery and a small coffee shop. Nearby primary schools include Birdlip and Coberley (C of E) with a larger selection of primary and senior schooling being available at Cheltenham, Gloucester and Cirencester. There is an abundance of independent schools locally, the nearest being Rendcomb College. A wide variety of grammar schools can be found in Stroud, Cheltenham and Gloucester. Cheltenham, Gloucester and Kemble train stations offer direct mainline rail services to Paddington (London).



## WITHIN EASY REACH...

Cheltenham 7.6 miles

Cirencester 9.4 miles

Gloucester 10 miles

Swindon 27 miles

All distances are approximate



# Outside

In total the grounds measure just under 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 alternations.



## OUTSIDE

*Private Parking*

*Gardens to Front and Side*

*Side and Rear Courtyard*

*Stable Block • Paddock*

*Detached Cotswold Stone Barn*

***Total plot measures 1.5 acres***

## Useful Information

**Tenure:** Freehold.

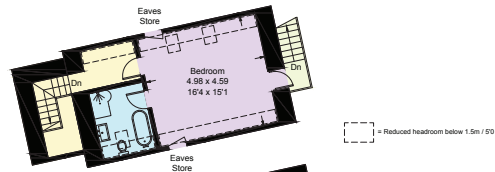
**Postcode:** GL53 9PG.

**Viewing:** Strictly by appointment through Whitaker Seager.

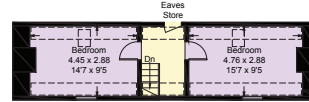
**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Cotswold District Council. Council Tax Band H and EPC rating E.

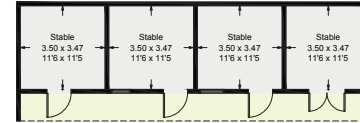
Approximate Gross Internal Area = 477.5 sq m / 5140 sq ft  
 Stables = 49.8 sq m / 536 sq ft  
 Detached Barn = 62.3 sq m / 670 sq ft  
 Total = 589.6 sq m / 6346 sq ft  
 (Excluding Boiler Room)



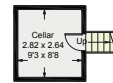
⊠ = Reduced headroom below 1.5m / 5ft



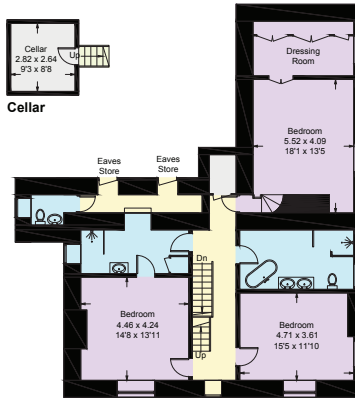
Second Floor



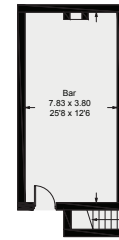
Stables  
 (Not Shown In Actual Location / Orientation)



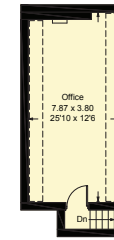
Cellar



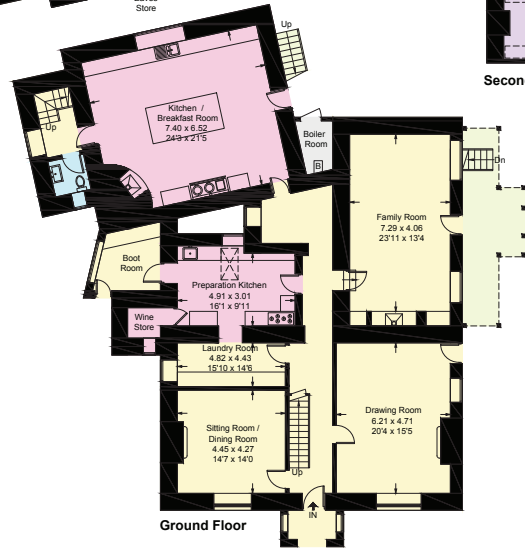
First Floor



Detached Barn -  
 Ground Floor  
 (Not Shown In Actual Location / Orientation)



Detached Barn -  
 First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

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

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www.whitakerseager.co.uk

PrimeLocation.com Zoopla rightmove

WHITAKER  
 SEAGER  
 ESTATE AGENCY

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.