



Hartledge Farm
Redmarley, Gloucester

BK | Bruton
Knowles

Hartledge Farm, The Heath, Redmarley, Gloucester, GL19 3ND

A highly versatile property comprising a nine bedroom house, seven holiday cottages, agricultural buildings, and land in an elevated rural position.

Ledbury 6 miles, Gloucester 10 miles, Ross-on-Wye 14 miles, Cheltenham 16 miles

Approximately 10.46 acres (4.23 ha) in total

For sale as a whole

Overview

Bruton Knowles has been instructed to offer for sale Hartledge Farm, a mixed use property with the potential for alternative uses and income streams.

The nine bedroom farmhouse is arranged over three floors and internally, is suitable for immediate re-decoration or adaptation. Seven two bedroom holiday units are arranged over two converted outbuildings offering good scope to build upon their current use or look to seek planning permission for alternative uses.

Outside, a range of enclosed and steel framed agricultural outbuildings extend to the rear of the farmhouse and holiday cottages. The barns and outbuildings have been utilised for agricultural and ancillary residential purposes, however with the correct permissions they could provide scope for a wide range of alternative uses.





Hartledge Farm house

The large, nine-bedroom farmhouse sits in an elevated position with 360 degree views of the surrounding countryside. Hartledge Farmhouse has approximately 4,648 sq.ft of living space.

The farmhouse comprises a substantial Georgian styled property built in 2000. Internally, the property is finished with a large redbrick fireplace with wood burner and fitted kitchen with rangemaster cooker. The vast majority of the rooms are empty and uncarpeted, and therefore easily redecorated to the next custodians personal specification.

Downstairs there is a kitchen/breakfast room, study, sitting room, and a large living room with fireplace and woodburner. The living room leads through to the dinning room and a large garden room/conservatory.

Upstairs there are four bedrooms, a family bathroom, and an additional fifth bedroom with en-suite. On the second floor there are four further bedrooms and a shared bathroom.

Outside there is a double garage/workshop with W.C. A small stepped garden laid to lawn surrounds the farm house with views across its own land and beyond.





Holiday Cottages

The seven two bedroom holiday cottages are arranged across two converted outbuildings.

A converted single storey redbrick outbuilding comprises four cottages. Each has an open plan kitchen/breakfast/sitting room, two bedrooms and bathroom with shower, hand basin and W.C. One cottage benefits from an additional single bedroom/office.

A converted two storey outbuilding comprises two, two bedroom cottages. Each one has a similar layout to the other cottages with an open plan kitchen/sitting room, two bedrooms, and a bathroom with a shower, hand basin, and W.C.

Internally, the cottages require some moderate modernisation however with the correct permissions could provide scope for a range of alternative uses including residential, commercial, or student accommodation.





Land and Buildings

The land at Hartledge Farm comprises approximately 9 acres of gently undulating pasture. The land is divided into two predominant enclosures to the north of the farmhouse and east of the farm buildings. The land is accessible via the main house drive, past the farm buildings, or alternately via a separate access track situated off the A417 Ledbury Road.

Six electric hook up points are situated at the top of the access track close to the farm buildings.

The buildings at Hartledge Farm are located to the east of the farm house and are accessed via the same two tracks as the land. There are a range of outbuildings including: a timber clad Dutch barn, enclosed concrete block building with shower room and kitchen, 5 bay steel portal framed building adjoining a 5 bay barn of similar construction with adjoining steel portal framed building (5 bay) with 4 bay lean-to.

General

Sporting, timber and mineral rights: All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are no public rights of way affecting the property.





Property Schedule:

Property	Council Tax Band (2024/25 payment)	EPC Rating	Water	Electricity	Heating	Drainage
Farmhouse	G (£3,582.85)	D	Mains	Mains	Oil-fired	Mains
Holiday Cottages	-	C—D	Mains	Mains	Electric	Mains

Local authority: Forest of Dean District Council, High Street, Coleford, Glos, GL16 8HG.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply

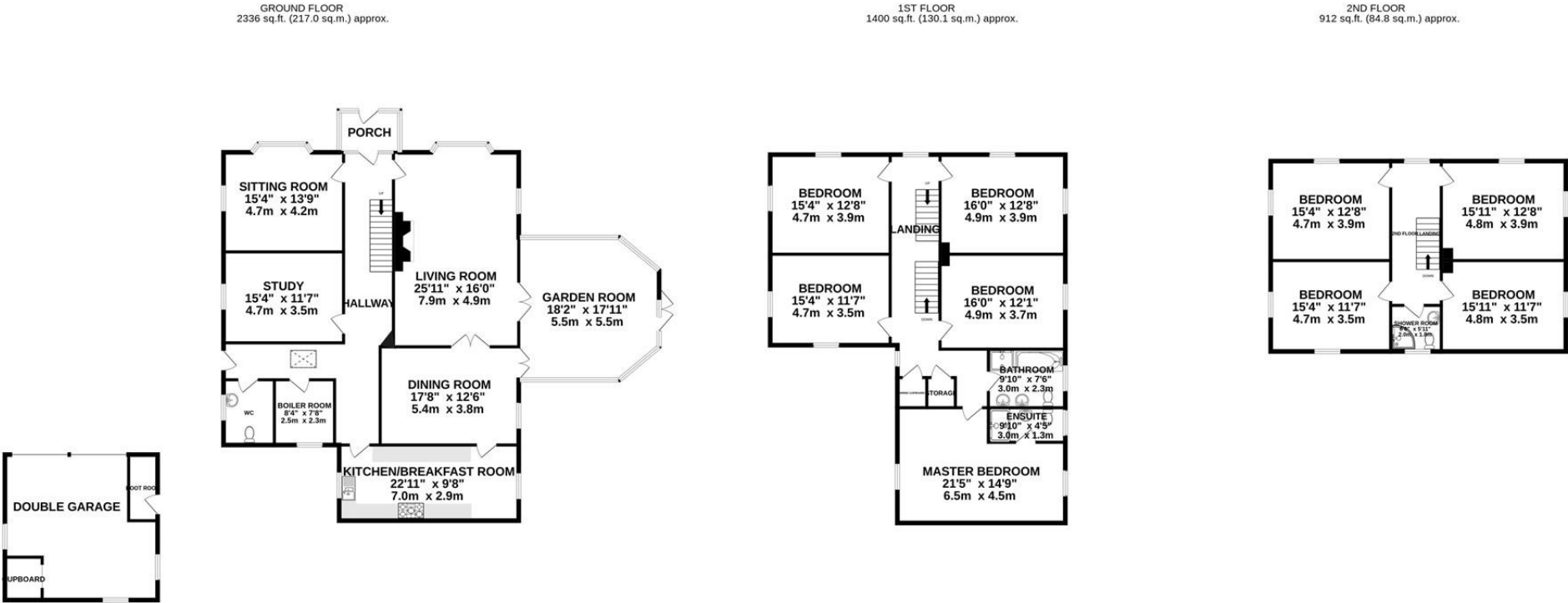
for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards when viewing a property, we ask you to be vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing .

Viewings: All viewings are strictly by confirmed appointment with Bruton Knowles, 01452 880000.

Method of sale: Hartledge Farm is offered for sale as a whole, by private treaty.

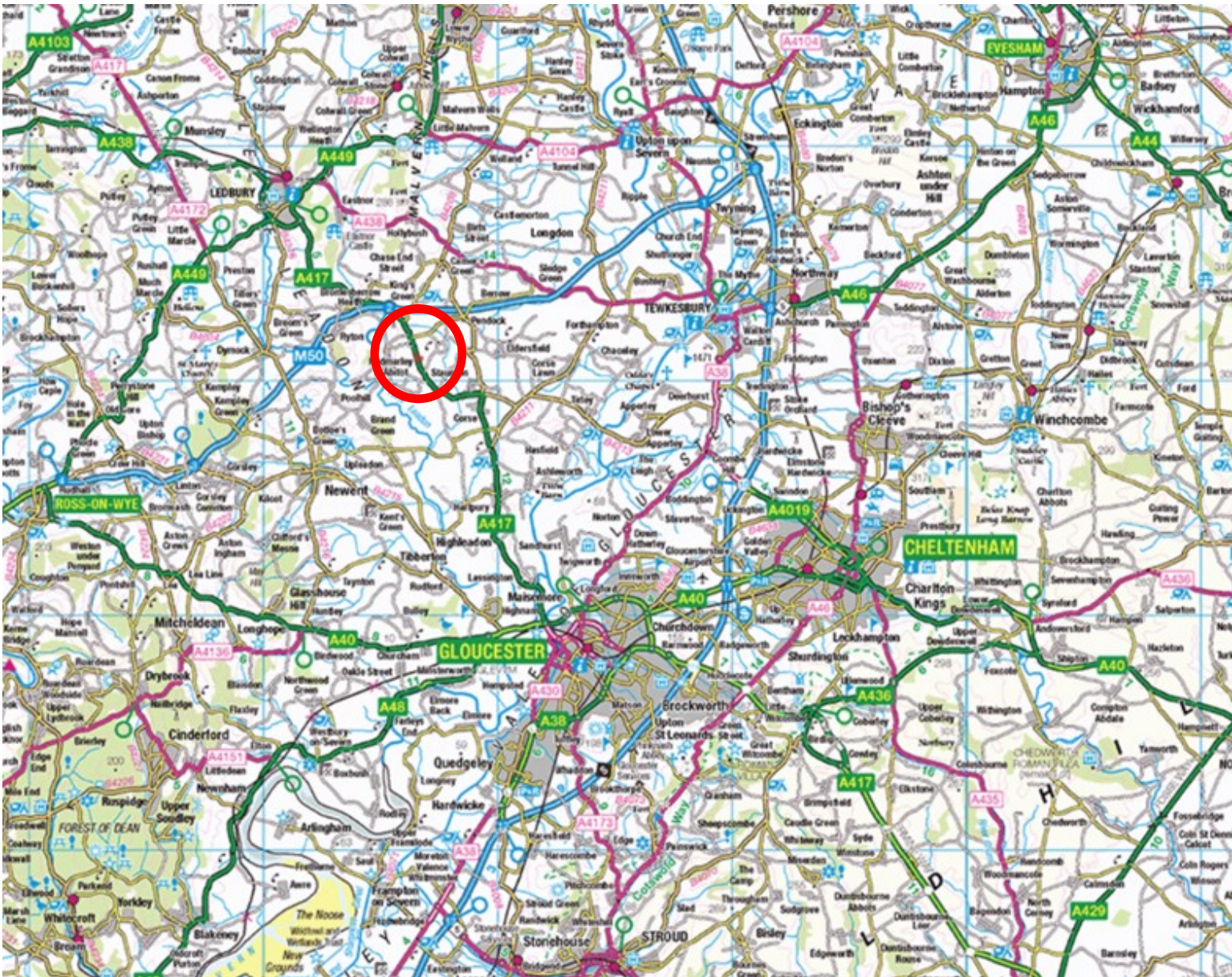
Guide price: £1,550,000.



TOTAL FLOOR AREA : 4648 sq.ft. (431.8 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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