



Dursley Cross Farm
Gloucester Road | Longhope | Gloucestershire | GL17 0RA

OVERVIEW

Dursley Cross Farm

Fine & Country are proud to present Dursley Cross Farm, a superb opportunity to purchase a beautifully maintained Grade II listed farmhouse, alongside a detached converted barn, stunning gardens and grounds extending to just over 6.7 acres, and a thriving glamping business. This exceptional property offers a complete lifestyle change, with potential for multigenerational living, equestrian use, and income generation from home. A highly versatile property package to suit a variety of different lifestyle opportunities – please contact us directly to explore the full potential this remarkable home has to offer.

Location and Situation

Dursley Cross Farm is part of the small hamlet of Dursley Cross on May Hill – a National Trust landmark – covered with miles of ancient woodland walks and with a thriving local community.

The property is well located to be serviced equally by the local villages of May Hill and Longhope, with many amenities within walking distance.

May Hill is a thriving west Gloucestershire village surrounded by beautiful countryside, with excellent access to the Forest of Dean, Gloucester (10 miles), Cheltenham (18 miles) and Bristol (44 miles). The village sits just off the A40, connecting easily to the M50 (7 miles) and M5, making it well placed for regional travel across the South West and Midlands.

Dursley Cross Farm sits in the catchment for two of the only Outstanding-rated primary and secondary schools in the area (Tibberton & Dene Magna Secondary in Mitcheldean).

Grammar schools are available in Gloucester, with school bus services running through the Forest of Dean; independent schools such as The King's School in Gloucester and Haberdashers' Monmouth Schools are also accessible.

Longhope village itself caters well for everyday needs, with a shop and post office, an artisan bakery, outstanding butcher and two friendly pubs. There is a football club and thriving youth club with basketball and tennis courts. With woodland and open countryside all around, it's ideal for families seeking rural living without sacrificing convenience.

May Hill is a National Trust landmark with roaming wild ponies and rare breed cattle. It stands nearly 300m at the summit and is marked by prominent pine trees planted to mark Queen Victoria's jubilee. With far-reaching views to the Welsh borders, the River Severn and the Malvern Hills, it is a tourist draw and a walker's paradise. The community is made up of small hamlets brought together with friendly hub in the Village hall; where there is a community shop as well as an events program of clubs, classes, music and comedy nights. Visit www.mayhillvillagehall.co.uk for more information. There is also a wild swimming lake which runs yoga day retreats throughout the year.

Dursley Cross Farm enjoys two public footpaths leading directly to May Hill, making it easy to explore this much-loved landmark. There is also an outstanding local pub, The Glasshouse, approximately a 15-minute walk away.

Just on the edge of the Forest of Dean, a designated Area of Outstanding Natural Beauty, which covers over 42 square miles of ancient woodland, hills and secluded valleys. It's a haven for outdoor enthusiasts, with walking, cycling, horse riding, climbing and wild swimming all easily accessible. Family favourites such as Puzzlewood, Dean Forest Railway and Clearwell Caves showcase the area's rich heritage, while peaceful trails and viewpoints like Symonds Yat Rock offer breathtaking views over the River Wye. The forest also supports a vibrant local culture, with artists, farm shops, independent food producers and welcoming pubs scattered across its many villages and market towns. Whether you're after adventure or a gentler pace, the area offers something for everyone.





STEP INSIDE

Dursley Cross Farm

Step Inside the Farmhouse

Forget everything you think you know about a Grade II listed home—this property breaks the mould, combining all the character you'd expect with a level of energy efficiency that's a rare and welcome surprise in a period property.

Dursley Cross Farmhouse has been extensively renovated by the current owners over the past decade. Parts of the property date back to the 1600s and 1700s, and it retains many original features including beautiful fireplaces, exposed ceiling beams, timber doors, wide floorboards, and flagstone flooring. Yet it also benefits from modern eco-conscious additions, such as double-glazed windows throughout, comprehensive insulation, and a ground source heat pump.

Step through the front porch and behind the attractive façade to catch your first glimpse of the property's heritage: a striking original front door that is a remarkable piece of history in its own right. Inside, the spacious entrance hall features original elm floorboards, beneath which lies an underfloor heating system that serves the majority of the house. In addition, there is an oil-fired central heating system and several wood-burning stoves, offering flexible options for warmth and comfort.

Doors from the hallway lead to further reception rooms. To either side are two elegant spaces: a drawing room with a fireplace and wood-burning stove, and a formal dining room. Each enjoys its own unique period charm and benefits from dual-aspect views.

To the rear of the house is the farmhouse kitchen, complete with an original inglenook fireplace housing a Rangemaster cooker (included in the sale), and the original bread oven – with potential to be reinstated as a pizza oven. Designed with a rustic feel, the kitchen reflects the owners' desire to preserve its heritage. The quarry tile flooring remains in situ, while sympathetic modern additions include a central island and cabinetry painted in Fired Earth's 'Oak Apple', with an inset Belfast sink and integrated dishwasher. There is ample space for a dining table, and a stable door opens out to the garden. A door also leads down to the two-vault cellar, which can alternatively be accessed externally.

A door from the kitchen leads to a rear hallway, where the original well and well pump remain in situ. Just off the hallway is a useful pantry/utility room. The rear entrance hall also provides access to a fantastic vaulted gym and games room with stairs leading to a mezzanine level. This flexible space could serve a variety of purposes—whether as a home office, bar, or entertaining area—the possibilities are endless.

Behind a latched door in the hallway, a beautiful elm staircase leads to the first floor which has been decorated throughout with a selection of Farrow and Ball paints. The principal bedroom decorated with Anna Hayman wallpaper features a charming red brick fireplace, a modern en-suite shower room with a polished concrete finish, and a wonderful outlook across the garden. Two further generously sized bedrooms are also found on this floor, each with its own character, along with a contemporary family bathroom.

Adjacent to the bathroom is a further door leading to a large space currently configured to support the glamping business, divided into three individual shower rooms and a lounge area. Guests access this space via an external staircase, while an internal connecting door allows access from within the farmhouse if required.

A further staircase rises to the second floor, opening onto a spacious landing where concertina partition doors conceal a stylish bathroom complete with a cast iron roll-top bath. To either side of the landing are two further spacious bedrooms.













Step Inside The Barn

This once tumbledown threshing barn has undergone a complete renovation and is now a wonderfully spacious property measuring approximately 1960 sq ft. It showcases open-plan living at its finest, with glazed doors on either side allowing natural light to flood in. A centrally positioned modern kitchen, living, and dining area sits beneath a vaulted ceiling, creating a real sense of space. Just off the kitchen is a walk-in pantry.

The ground floor features oak flooring throughout with underfloor heating (downstairs only). Tucked away at one end is a double bedroom with an en-suite shower room.

Upstairs, a generous open landing currently serves as a guest bedroom area, in addition to a further double bedroom with a fully glazed wall and a separate bathroom.







STEP OUTSIDE

Dursley Cross Farm

Outside

Set in approximately 6.7 acres, the grounds surrounding the two properties are as impressive as they are versatile. There are two driveways—one at the rear providing access to a vast off-road parking area for numerous vehicles, and another at the front of the main farmhouse leading up to a garage and additional parking.

The land has been carefully developed to embrace both lifestyle and opportunity. A productive kitchen garden lies just outside the house, accompanied by a sunny terrace ideal for outdoor dining or quiet relaxation. For those seeking a more self-sufficient way of life, there is a large vegetable garden, an orchard with apple, plum and walnut trees, and a wide range of native trees planted throughout the grounds. The current owners keep goats, ducks, and chickens. The old milking yard is now a beautiful lawned garden area featuring a Magnolia tree, Fig tree and a young Oak tree.

The owners have successfully run a glamping business onsite, with four well-positioned yurts—each with its own outdoor dining area, and three featuring private hot tubs. Supporting the business is a dedicated outdoor kitchen, a dog wash, and a unique dining and entertaining area set within the footprint of a former ruin, echoing the size and character of the restored threshing barn nearby. There is potential to restore the ruined barn subject to gaining any necessary planning consents. A football pitch provides additional space for guests to enjoy. Facilities for glamping guests also include a shower room close to the outdoor kitchen, as well as three further shower rooms and an indoor seating area—accessed via an external staircase attached to the main farmhouse.

At the rear of the converted barn lies another outbuilding, The Old Dairy, which is currently used as a workshop, offering additional practical space.

Two public footpaths cross the land, leading directly to May Hill—an appealing draw for walkers and holidaymakers alike.

For buyers not wishing to continue the glamping business, the yurts could be removed. The land presents excellent potential for an equestrian set-up, with the football pitch offering an ideal location for a ménage (subject to planning),

Directions

W3W: gong.shade.molars



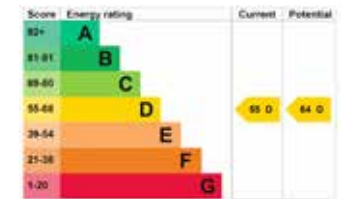




Approximate Gross Internal Area
 Main House = 435 Sq M/4683 Sq Ft
 Annexe = 182 Sq M/1960 Sq Ft
 Outbuilding = 30 Sq M/323 Sq Ft
 Total = 647 Sq M/6966 Sq Ft



Main House



Annexe



Council Tax Band: G
 Tenure: Freehold

Fine & Country Ross-on-Wye
52a Broad Street, Ross-on-Wye, Herefordshire HR9 7DY
01989 764141 | ross@fineandcountry.com

