

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

THE OLD SCHOOL HOUSE

PAYFORD, GLOUCESTER



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PAYFORD, GLOUCESTER, GL19 3HY

A BEAUTIFULLY RENOVATED FIVE-BEDROOM PERIOD HOME WITH SEPARATE ONE-BEDROOM STUDIO AND AN APPROXIMATELY 5-ACRE Paddock WITH PRIVATE ACCESS. SET IN A PEACEFUL RURAL LOCATION, THIS QUINTESSENTIAL PROPERTY WAS FORMERLY A SCHOOL DATING BACK TO THE 1800S. BLENDING HISTORIC CHARM WITH MODERN LIVING, THIS PROPERTY OFFERS FLEXIBLE ACCOMMODATION IDEAL FOR FAMILIES, GUESTS, OR EQUESTRIAN USE.

Location & Description

Nestled in the heart of the Gloucestershire countryside, Payford is a charming rural hamlet on the edge of the sought-after village of Redmarley. Surrounded by rolling fields and open skies, the area offers a peaceful and picturesque setting while remaining well-connected to nearby towns including Malvern, Ledbury, Newent, and Tewkesbury. Redmarley itself boasts a strong sense of community, a well-regarded primary school, village hall, and local pub. With easy access to the M50 and M5, Payford is ideally situated for commuting to Cheltenham, Gloucester, and Hereford while enjoying the tranquillity of country living.

A beautifully renovated five-bedroom period residence with a separate one-bedroom studio and an approximately 5-acre paddock.

Set on the outskirts of the picturesque village of Payford, Redmarley, The Old School House is an exceptional period property that has been thoughtfully renovated throughout to blend timeless character with modern comfort. Offering versatile living spaces and extensive grounds, this unique home presents a rare opportunity for those seeking a refined rural lifestyle.

The main house features five generously proportioned bedrooms, elegant reception rooms, and a bespoke kitchen, all finished to a high standard while retaining charming original features such as exposed beams, handmade windows, and period fireplaces. Each room has been sympathetically updated to offer contemporary convenience within a historic framework.

Adjacent to the main residence is a fully self-contained one-bedroom annexe, ideal for guest accommodation, multi-generational living, or as a potential rental/Airbnb opportunity.

The property sits within beautifully maintained gardens and boasts a 5-acre paddock (approximately) with its own separate entrance and a field shelter, perfect for equestrian use, smallholding, or simply enjoying the surrounding countryside.

A rare blend of heritage, space, and flexibility, The Old School House offers a truly idyllic setting in the heart of rural Gloucestershire, with easy access to nearby towns and transport links.



Entrance Hallway Welcoming entrance hallway with parquet flooring. Leaded window. Pendant light fitting. Wall panelling. Door to cloakroom and...

Internal Hallway A most imposing inner hallway with parquet flooring. Leaded window. Door to utility room. External door leading out to a gravelled seating area. Staircase with half landing leading into...

Sitting Room 7.69m (24ft 10in) x 6.17m (19ft 11in) A bright and stylish room with leaded windows to the front and side aspects. Two ceiling light points. Three radiators. Recently installed fireplace with new flue (February 2023) with inset wood burner and a marble hearth, featuring the original Victorian air vent. Wooden flooring. Grand double wooden doors opening into...

Dining Kitchen 7.67m (24ft 9in) x 6.28m (20ft 3in) Formerly three rooms, now opened into a sizeable and welcoming dining kitchen/living space featuring a wood-burning fire with a recently installed flue (February 2023), stone mantelpiece, and tiled surround, featuring an original Victorian air vent. Wooden floorboards run throughout, with handcrafted French doors and leaded windows (installed May 2022) inset with carefully sourced antique glass opening onto original stone steps leading down to the garden.

A handmade shaker-style kitchen, in keeping with the age of the property, features an inset Belfast sink with chrome taps set in front of a large glazed window to the side aspect. An impressive electric Aga with five ovens. Three chandelier light points. Additionally, there is a door leading



out onto a gravelled side courtyard and garden with an external "old washroom" with a handmade metal door opening onto the driveway.

Doorway into Utility and Study.

Study 3.64m (11ft 9in) x 2.66m (8ft 7in) With wooden flooring. Large leaded window to the rear aspect. Ceiling light point. Wall panelling. Radiator.

Utility Room 5.40m (17ft 5in) x 3.38m (10ft 11in) With parquet flooring. Oil-fired Royal Aga stove with a stone hearth. Two leaded windows to the rear aspect. A range of base units with a Belfast sink. Washing machine and tumble dryer. Hallway leading through to the study.

To the First Floor

Galleried Landing With two pendant ceiling lights and recently fitted oak staircase.

Double Bedroom 4.99m (16ft 1in) x 3.77m (12ft 2in) A double bedroom with leaded windows to the rear and side aspects. Two recessed spotlights. Radiator. Carpet.

Open to:

Ensuite Bathroom Leaded window to the side aspect. Wall-mounted light. Panelled walls with panelled bath. Wood-effect vinyl flooring. Ceramic sink.

Double Bedroom 3.72m (12ft) x 2.35m (7ft 7in) A further double bedroom with pendant light. Radiator. Carpet. Leaded window to the side aspect.

Secondary Bathroom With ceiling light point. Panelled bath with mains overhead power shower. Ceramic sink. Leaded window to the side aspect. Low-level toilet. Radiator. Wood-effect vinyl flooring.

Double Bedroom 3.80m (12ft 3in) x 2.87m (9ft 3in) A dual-aspect double bedroom with leaded windows to the front and side aspects. Pendant ceiling light. Carpet. Radiator.

Stairs to Half Landing

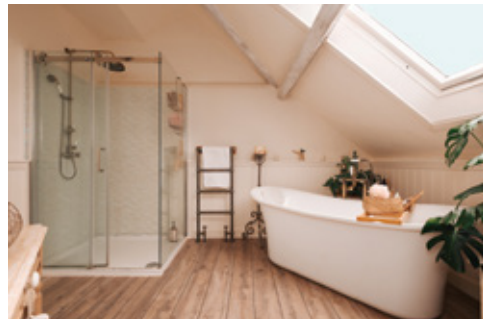
Principal Bedroom 7.69m (24ft 10in) x 6.12m (19ft 9in) A principal bedroom with seating area and French doors opening onto a private balcony. Additional French doors

opening onto a Juliet balcony. Two pendant ceiling lights. Vaulted ceiling. Fitted wardrobes. Two recently installed radiators. Recently installed carpet.

Family Bathroom With vaulted ceiling and Velux window to the rear aspect. Benefiting from a walk-in double shower cubicle with mains rainfall shower. Stylish roll-top bath with period-style faucet. Panelled walls and wood-effect Karndean floorboards. Feature stone sink inset into a wooden unit. Exposed beams. Ceiling light point. Karndean flooring.

Double Bedroom 3.80m (12ft 3in) x 2.87m (9ft 3in) With pendant light fitting. Leaded window to the front aspect. Exposed beams. Eaves storage. Recently installed carpet.

Studio Accommodation A generous and multi-purpose space with a striking vaulted ceiling and large double-glazed window to the side aspect, and further double-glazed windows to the front. Feature wood-burning fireplace with exposed flue (installed February 2022) with slate hearth. Wooden floorboards.



Staircase to a mezzanine level with secondary-glazed window and bedroom accommodation. Cast-iron balustrades.

Kitchen Windows to the side and rear aspects. A range of base units with wooden worktop, inset stainless steel sink and drainer, and tiled backsplash. Electric oven with four-ring electric hob and overhead extractor fan. Space for under-counter fridge-freezer and washing machine. Tile-effect vinyl flooring.

Shower Room (Ground Floor) An updated suite with walk-in shower cubicle with mains overhead power shower. Ceramic sink with chrome taps. Two obscure-glazed windows to the rear aspect. Low-level toilet. Tiled walls and Karndean flooring. Radiator.

The studio also benefits from the option of a private garden space.

Outside and Garden

Set well back from the road and approached via a private driveway on a gentle incline, The Old School House immediately feels private and secluded. A gravelled driveway provides generous parking for both the main house and the studio accommodation.

To the left of the house, a gated side entrance opens to a gravelled seating area—an ideal spot for morning coffee, which wraps around the house with a large lawned area to the rear, with a further gravelled courtyard-style garden and seating area to the other side of the property. This is also accessed via a handmade gate leading from the front of the property to the kitchen.

From the driveway, a sloped path passes the studio on the left-hand side, passing a lawned and private rear garden for the studio, and continues up to an orchard rich with fruit trees and frequently visited by muntjacs and other British wildlife.

From here, gated access leads into a fully enclosed paddock of approximately 5 acres. The field benefits from a field shelter on metal skids and sand-based soil, offering excellent drainage for equestrian use, as well as its own separate access to the road.

Closer to the house, gated access opens into a double-fenced wraparound garden, mainly laid to lawn and framed by mature trees, including a beautiful tulip tree that adds seasonal colour and character.

The grounds gently slope away to the rear of the property to a peaceful wild garden filled with mature shrubs and trees, offering a natural retreat.

The septic tank is accessed via a path from the driveway.

General Information

Services

We have been advised that mains water and electricity services are connected to the property.

The central heating is oil-fired. The sewage is via a private system.

This information has not been checked with the respective service providers, and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order, and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate; however, prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified, and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a

formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment through the Agent's Ledbury Office (Tel:

01531 634648) or Colwall Office (01684 540300).

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained from the local council website only, and applicants are advised to consider obtaining written confirmation.

EPC

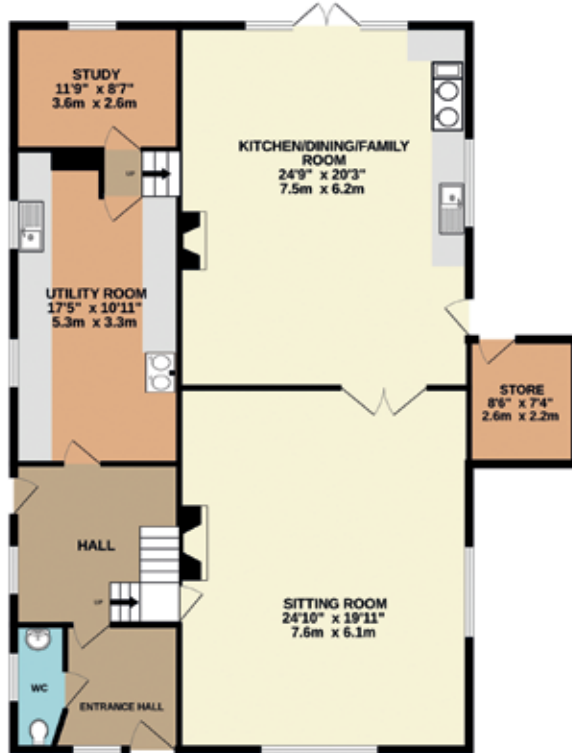
The EPC rating for this property is E (42).

Directions

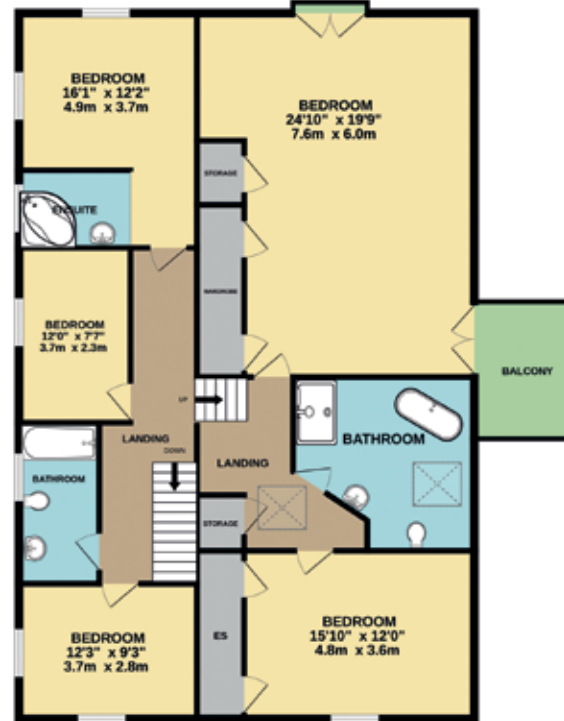
Proceed out of Ledbury on the A417. Continue over the M50 at Bromsberrow and then turn right just before the Inn at Redmarley, signposted to Redmarley. Proceed up the hill and fork left by the war memorial. Continue on this road until exiting Redmarley. The road becomes "Newent Road"; continue along and cross the River Leadon and follow up the hill. The property will soon be found, accessed by a private driveway on the left-hand side.



GROUND FLOOR
1600 sq.ft. (148.6 sq.m.) approx.

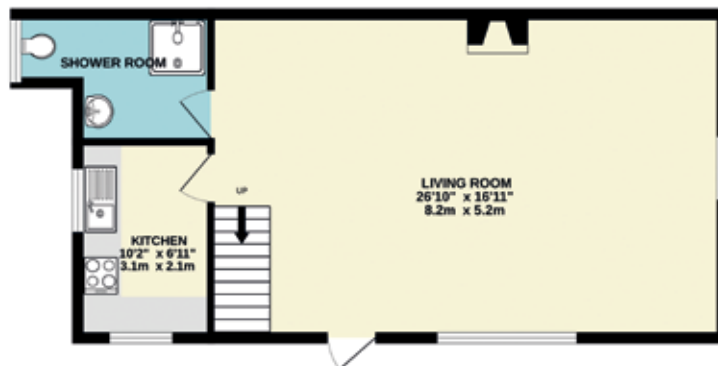


1ST FLOOR
1517 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA: 3117 sq.ft. (289.6 sq.m.) approx.

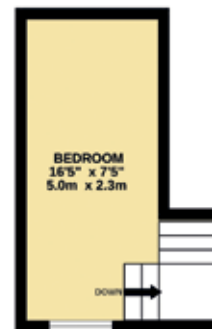
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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 at your own risk 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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1ST FLOOR
140 sq.ft. (13.0 sq.m.) approx.



MISREPRESENTATIONS ACT 1967
JOHN GOODWIN

Conditions under which particulars are issued

John Goodwin for himself and for the vendors or lessors of this property whose agent he is gives notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to the property.



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