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The Old Vicarage Stud Church Lane  
Corse, GL19 3BX

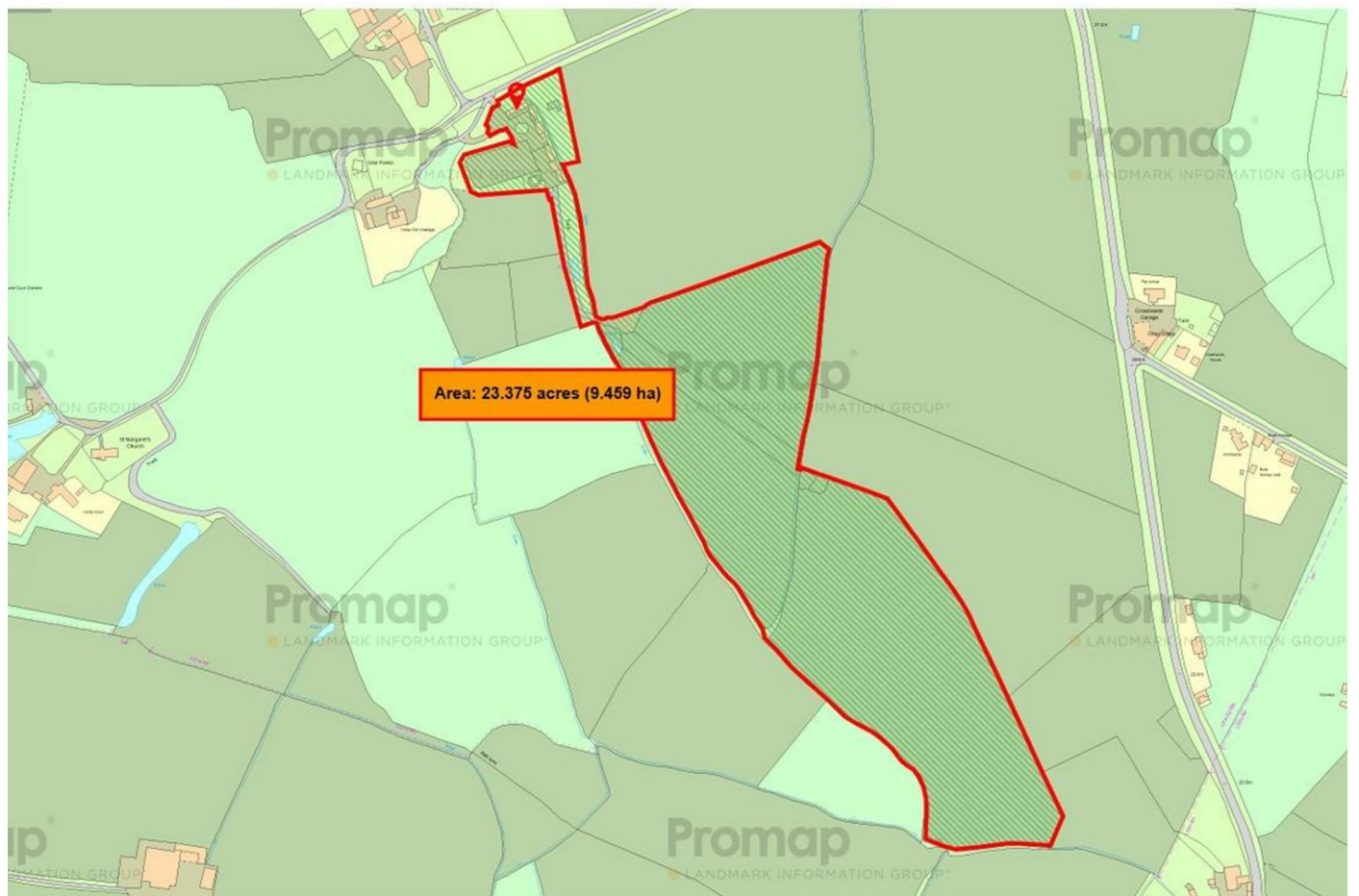
## Guide Price £750,000

UNIQUE ONE-OFF OPPORTUNITY to ACQUIRE an IDEALLY SITUATED EQUESTRIAN FACILITY with OUTLINE PLANNING PERMISSION GRANTED for a DETACHED THREE BEDROOM PROPERTY, set within GROUNDS EXTENDING to OVER 23 ACRES IN THIS BEAUTIFUL RURAL LOCATION. The property benefits from a LOG CABIN, BARN, TACK ROOM AND 13 STABLES, OFFERING EXCELLENT POTENTIAL FOR EQUESTRIAN OR RURAL LIVING USES all being offered with NO ONWARD CHAIN.

Corse is a small Hamlet within the Parish of Eldersfield with a primary school, garage, church, hotel and senior Schooling is at Hanley Castle or Newent. Tewkesbury is approximately 5 miles away and Gloucester & Cheltenham approximately 12 miles.

For the commuter access can be gained to the M50 junction 2 for connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.

The neighbouring village of Staunton is approximately 1 mile away for further amenities which include post office/stores, school, pet store, village hall, day nursery, doctor's surgery, The Swan Inn, garage/workshop, bus service to surrounding districts and falls within the Newent Community School Catchment area. The village of Staunton is approximately 8 miles north of the City of Gloucester, and about 9 miles from the local market town of Ledbury.



Gated access leads into front yard, ample off road parking and turning area.

### SIX BAY STABLE BLOCK

Solar panels.

### LOG CABIN

24'2 x 11'0 (7.37m x 3.35m)

Accessed via French doors, front porch into:

### ENTRANCE HALL

Accommodation briefly comprises kitchen, dining and family room.

### KITCHEN / LIVING ROOM

Fitted kitchen, single drainer sink unit, built-in cooker with four ring gas hob, space for appliances, electric heating, log burner, AC unit, door to airing cupboard with hot water tank, front and rear aspect window, double French doors opening to raised deck.

### BATHROOM

7'7 x 7'5 (2.31m x 2.26m)

Bath, electric shower, built in WC, wash hand basin, rear aspect frosted window.

### BEDROOM

12'6 x 10'8 (3.81m x 3.25m)

Heater, AC unit, TV point, front aspect window.

### DETACHED BARN

35'0 x 11'7 (10.67m x 3.53m)

Split into three rooms with additional two rooms off the back, power and lighting, water supply, solar panel inverter.

### 60m x 30m ALL WEATHER ARENA

All weather larger than average boarded arena adaptable for almost all equine disciplines including polo, show jumping, dressage and breaking etc.

### MONARCH 5 HORSE WALKER

36 foot diameter royal five horse free run exerciser with 6 foot high inner and outer static mesh curved fences. Complete with hydraulic power pack, outer control console, assisted breaking system and electrified pushers.

### SEVEN STABLE BLOCK

Power, lighting and water supply.

### BLOCK BUILT BARN

28 x 21 (8.53m x 6.40m)

Access via sliding doors, power, lighting, vaulted ceiling.

Double car port, gated access to small paddock and track to the main fields.

### THREE PADDOCKS

Via track access from the yard, turning area, water supply, the paddocks are all five bar gated and enclosed by fencing.

### PLANNING

Footings are place for a detached three bedroom house measuring 1500 square feet with the potential, after Permitted Development, to be a four bedroom detached property measuring 2260 square feet. Please see Forest of Dean District Council Planning Portal website - Planning Reference P1862/17/APP.

### LOCATION

From the centre, a bridle path can be found providing a great opportunity for riding out and hacking in this stunning countryside setting.

The nearby Hartpury College offers a state-of-the-art Olympic equestrian centre with an indoor riding arena. More than £50 million has been invested in recent years to create an environment with outstanding facilities.

### SERVICES

Mains water and electricity, septic tank drainage, solar panels.

### AGENT'S NOTE

The property benefits from having its own solar panels which have a feed in tariff. The annual income is approximately £2,500 pa.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

To be confirmed.

### LOCAL AUTHORITY

Council Tax Band: G

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Gloucester, proceed along the A417 through the villages of Maisemore and Hartpury passing the BP garage on your right hand side. Take the next left into Church Lane signposted "Corse Church", where the property can be found on your left hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.