



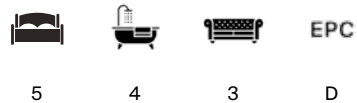
GREENCROFT FARM

Taynton, GL19 3AN



TAYNTON, GLOUCESTERSHIRE, GL19 3AN

A period farmhouse complete with a large 2 bedroom annex, a range of outbuildings all set in about 4.2 acres of land.



Local Authority: Forest of Dean District Council

Council Tax Band: D

Tenure: Freehold

Newent 3 miles, Gloucester train station 8 miles, M5 Junction 11 (N&S) 12 miles, Cheltenham 15 miles, Ledbury 11 miles, Bristol 43 miles, Birmingham 63 miles (Distances approximate)

Services: Private waste. Oil fired central heating. Mains water and electricity.

Guide Price: 1,300,000



THE PROPERTY

Occupying a peaceful setting at the end of a long driveway with lovely views over the surrounding countryside, Greencroft Farm house is a versatile well-proportioned family home suitable for multi-generational living and home working.

The property is not historically listed. Set behind a walled boundary and electric gates to the front, the driveway runs past the garden in front of the house and the granary to a courtyard of redundant original agricultural buildings (single storey brick and concrete block construction) that includes garaging for several cars.









THE FARM HOUSE

Arranged over three floors and extending to around 3,889 square feet, the main house is well presented, retains a number of period features and briefly comprises five bedrooms, four bath/shower rooms, 3 reception rooms, conservatory, study and a large kitchen/living space with access into the garden and views beyond.

On the whole, the house has been very well maintained and is in good condition however, the snooker room would benefit from some updating.







The Granary

THE GRANARY

Adjacent to the house the former granary which was modernised to create a superb totally independent 2 double bedroom cottage.



The Granary



The Granary



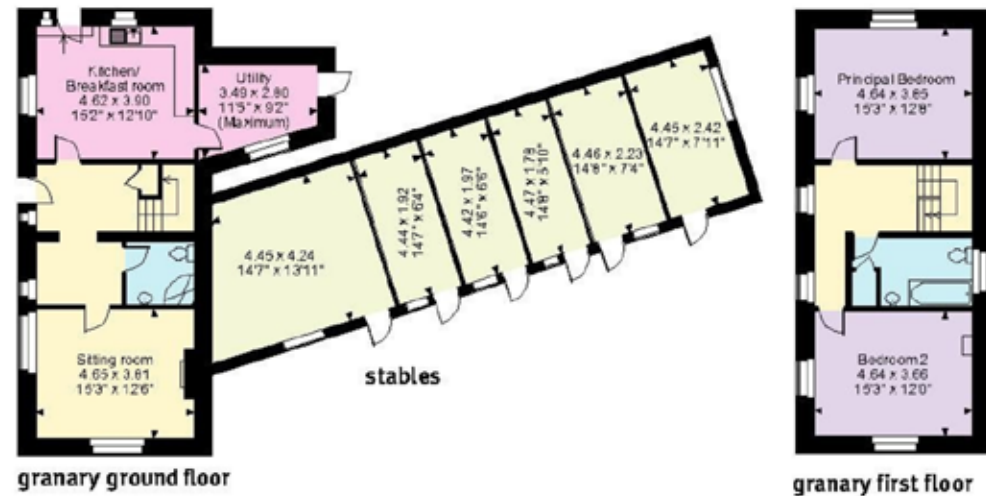
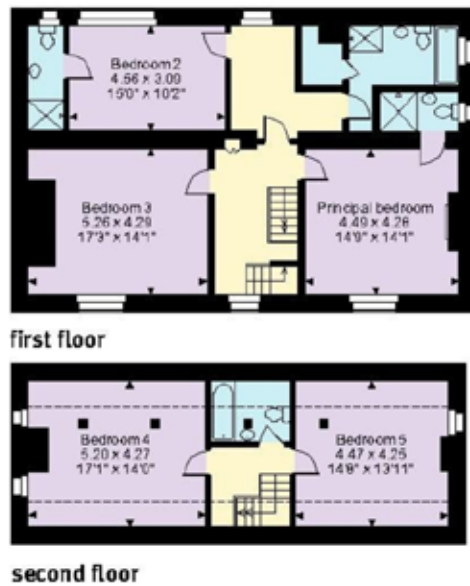
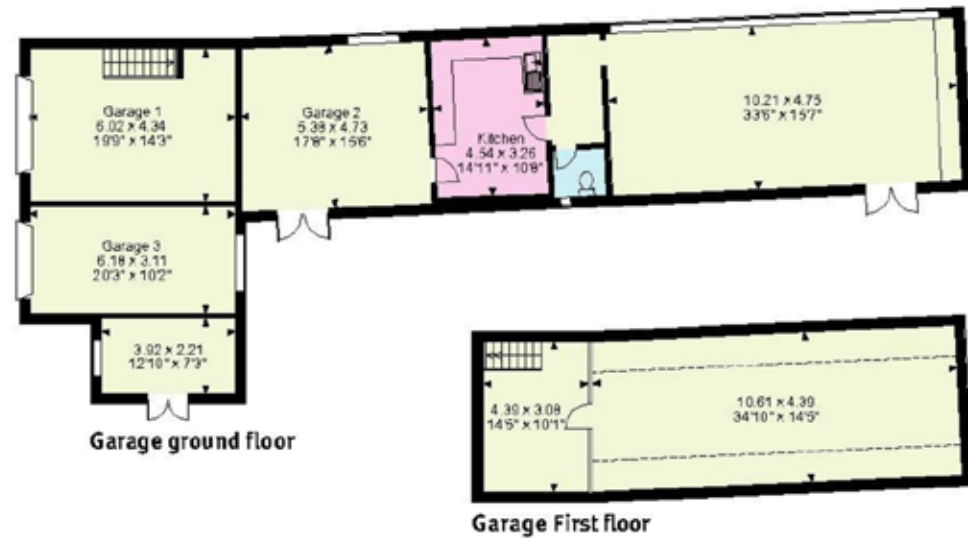
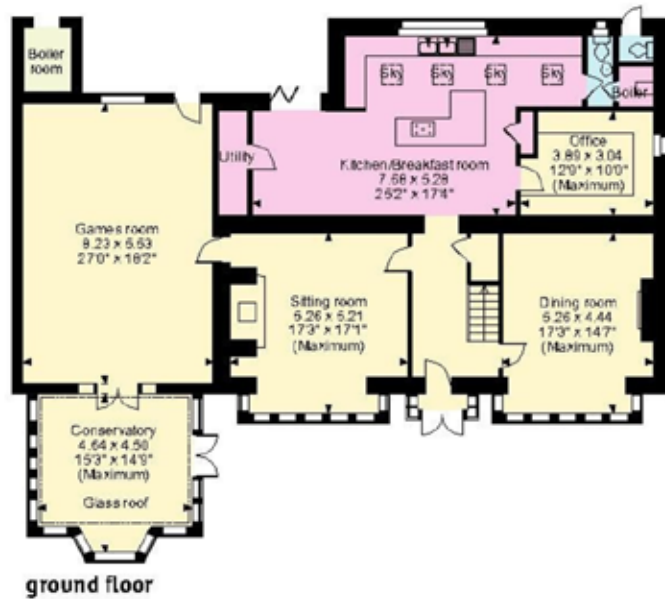
LOCATION

Greencroft Farm occupies a peaceful and private location at the end of a no-through lane on the edge of the village of Taynton, a traditional village situated in the heart of the Severn Vale between the market town of Newent, the Cathedral city of Gloucester and within a short drive of the Spa town of Cheltenham.

The property occupies a very private position at the end of a quiet no-through country lane with attractive views over surrounding farmland.







Main House Approx. gross internal area 3889 Sq Ft. / 361 Sq M.
 Garages and Stables Approx. gross internal area 276 Sq Ft. / 2971 Sq M.
 The Granary Approx. gross internal area 1272 Sq Ft. / 118 Sq M.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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