



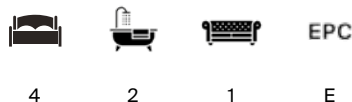
BROOKLANDS FARM

Dymock, GL18 2BA



KEMPLEY ROAD, DYMOCK, GLOUCESTERSHIRE, GL18 2BA

Set in a stunning rural location, a charming period farmhouse with versatile outbuildings, established orchard and grazing land, in all about 10.9 acres.



Local Authority: Forest of Dean District Council

Council Tax Band: F

Tenure: Freehold

Newent 5 miles, Ledbury 7 miles, Gloucester 14 miles, Hereford 17 miles, Worcester 28 miles (distances approximate)

Services: Fibre broadband. Private septic tank waste. Mains water and electricity. Oil fired central heating. Wood burners.

Guide Price: 1,100,000



THE PROPERTY

Set in the glorious rolling west Gloucestershire countryside, Brooklands Farm is a delightful smallholding in a peaceful and very pretty location.

A long sweeping driveway runs from the lane through the orchard down to the house.







LIVING AND ACCOMMODATION

Extending to approximately 1,723 square feet of accommodation and retaining attractive period features throughout, the main part of the house comprises an open plan kitchen/dining room, sitting room, cloakroom and large utility. The kitchen was installed in 2021.

Upstairs, there are 3 bedrooms and a family bathroom.

Towards the rear of the cottage, accessible either independently or via the utility room, there is a fourth bedroom and separate shower room which could easily become an independent annex to the house.

The property is not historically listed.







OUTBUILDINGS AND GROUNDS

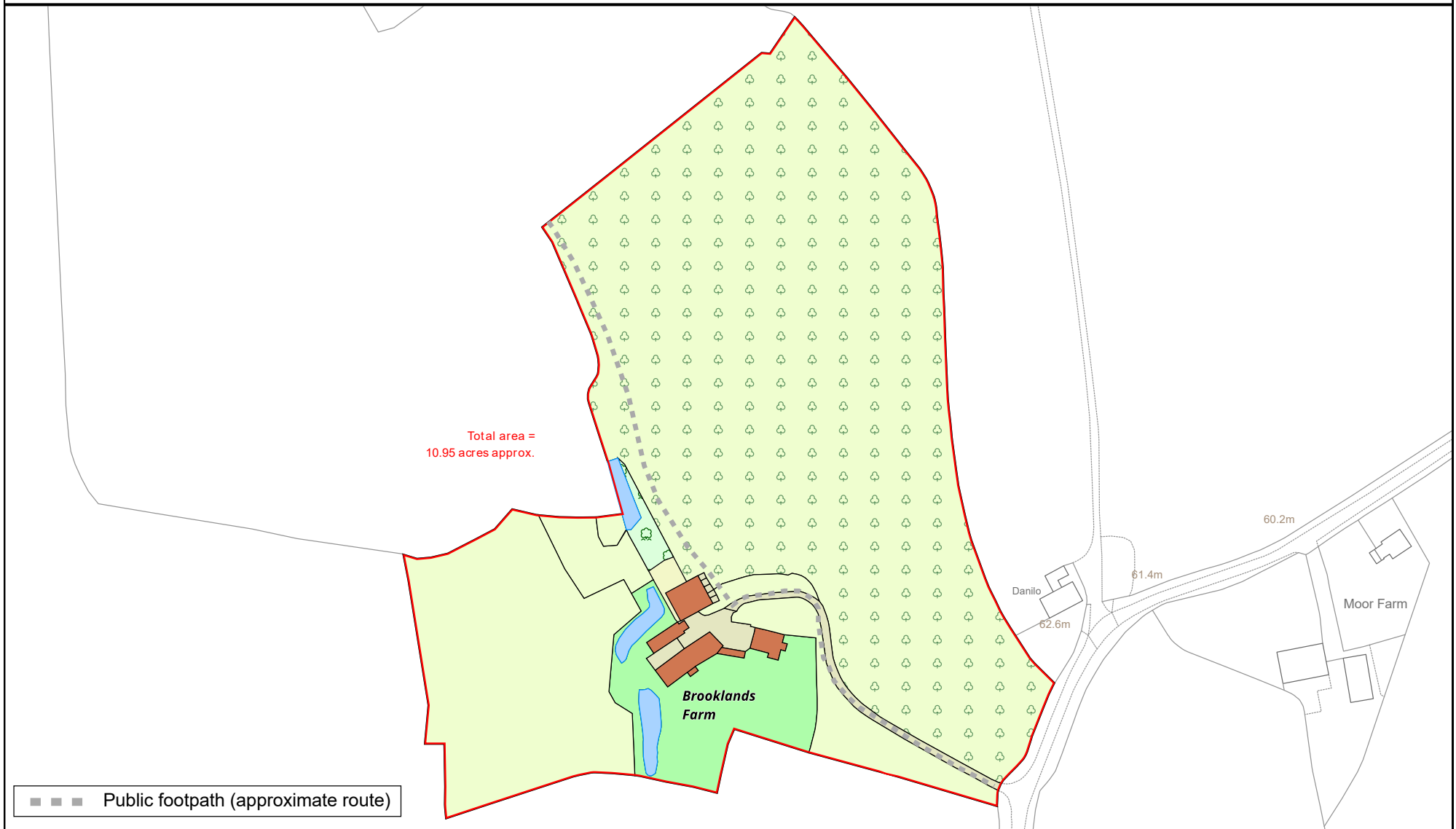
The outbuildings form a useful versatile collection of barns, workshops and stores, with one stable already in place, offering extensive storage, conversion opportunities, agricultural use or potential for a variety of alternative purposes (subject to any necessary consents).

The land totals about 10.9 acres of which around 2 acres is a single paddock of permanent pasture and 7.5 acres of established mature orchard. The balance of the acreage includes the gardens, ponds and yards.

Off-road riding is available in nearby Dymock Wood, and a public footpath does cross the property, although the seller informs us it is little used.

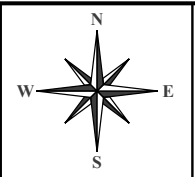


BROOKLANDS FARM



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Date: 27:03:26 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref: 20786

Title **Brooklands Farm**

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Outbuildings Approx. gross internal area 3909 Sq Ft. / 363.14 Sq M.
 Main House Approx. gross internal area 1723 Sq Ft. / 160.11 Sq M.
 Total Approx. gross internal area 5632 Sq Ft. / 523.25 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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