established 200 years

# Tayler & Fletcher

## Crippetts Farm, Crippetts Lane (Lot 1)

Leckhampton, GL51 4XT

**Guide Price £1,950,000**

5 3 3 E

# Crippetts Farm, Crippetts Lane

## Leckhampton, Cheltenham, GL51 4XT

*Previously used as an equestrian facility this secluded 5 bedroom farmhouse with stables, traditional stone buildings, swimming pool and gardens stands in 22.04 acres which includes 14.82 acres of pasture land. Less than 3 miles from Cheltenham centre.*

*Further option for an additional 48.22 acres of permanent pasture land.*

### LOCATION

Situated less than 3 miles from Cheltenham centre, Crippetts Farm is a hidden gem nestled at the foot of Shurdinton Hill. In spite of its extreme ease of access into Cheltenham, the property benefits from a fantastically secluded setting. The property is accessed up an adopted road known as Crippetts Lane, which leads to Crippetts Farm and four other properties. The lane also provides access to public footpaths and a bridleway.

The Farmhouse, buildings and paddocks (Lot 1) are set back off Crippetts Lane, with it's own private drive within 22.04 acres encompassed in Lot 1. Lot 2 is then a ring fenced 48.22 acre parcel of pasture land which climbs up towards the top of Shurdington Hill, both lots benefiting from multiple access point up Crippetts Lane.

### DESCRIPTION

Crippetts Farmhouse comprises a substantial detached house with cotswold stone elevations and occupying a beautifully secluded position on the outskirts of Cheltenham with a fine backdrop of mature trees and woodland which is adjacent to Shurdington Hill, which commands an exceptional elevated position over Cheltenham. The house is set centrally within extensive partly fenced and hedged gardens and grounds with formal lawns, beds and borders together with less formal orchards, strategically planted arboretum and mature woodland. There is a generous parking area with adjacent garaging, stables and outbuildings including an (indoor swimming pool which has not been used in recent years).

The Farmhouse and buildings are set within a picturesque parcel of 22.04 acres of land which includes 14.82 acres of pastureland. The house is approached along a stunning avenue of Poplar and Lime trees which coupled with a smattering of ancient Oak trees throughout the land adds incredible scenic appeal.

Available as a separate option to the south of the main house and land (included as Lot 1), is a further 48.22 acres of pasture land, this land is named Lot 2 and benefits from a separate access.

### THE FARMHOUSE ACCOMMODATION

Arranged over two floors The Farmhouse provides spacious accommodation with two formal reception rooms, taking advantage of the lovely mature setting with dual aspects from both rooms. The impressive sitting room has particularly fine proportions and large windows overlooking the gardens to the side of the house. Despite it's expansive size the living room has a warm feel with a commanding open hearth.

The ground floor accommodation continues with a fitted kitchen / breakfast room, spacious central dining hall, pantry, a cloakroom and two water closets.

The first floor comprises two principal ensuite bedrooms which overlook the gardens and arboretum, together with three further double bedrooms, with a shared bathroom.

In addition the property benefits from an upstairs laundry room situated on the first floor, as well as a sizeable basement below ground level.

## OUTBUILDINGS AND STABLES

Crippetts Farm benefits from a series of outbuildings befitting to an early 1900s farmstead, this includes beautiful traditional stone barns directly adjacent to the house, which have been converted into a indoor pool, garaging, a green house, storage and garden workshop rooms.

To the rear of the the traditional buildings is a well laid out set of stables and a Dutch barn which create a lovely yard area with hard standing throughout. The purpose built timber stables are dilapidated due to lack of use and would benefit from improvement. The Dutch barn is in good and sound structural condition adding a fantastic and versatile larger store space, which subject to the necessary consents would be a fantastic conversion for a sizeable home office, ancillary accommodation, annex, or a similar development.

## LAND AND GARDENS

The overall plot size for Lot 1 is 22.04 acres, this includes 14.82 acres of pasture which is divided into field parcels either side on the Farmhouse and driveway.

The farmhouse is surrounded by a wrap-around garden extending around three sides of the house with a sizable parking area on the southern elevation. The gardens then extend to a vegetable garden, a well equipped orchard and a well maintained arboretum, which has a planting plan dated 1989.

The stables and buildings then benefit from an immediate fenced off yard area, which wraps around to the back of the vegetable garden and orchard.

## SERVICES

The property benefits from mains electricity. It has a private water supply and a private drainage system.

## LOCAL AUTHORITY - Tewkesbury

Tewkesbury Borough Council, Public Services Centre, Gloucester Road, Tewkesbury, Gloucestershire GL20 5TT | (Tel: 01684 295010)
www.tewkesbury.gov.uk

## ECOLOGY

We are aware that bats are present in some of the roof of the out building further details are being sought.

## COUNCIL TAX

The property falls within Council Tax band H, the payable rate for band H under the Tewkesbury Borough for the 2026/27 financial year is £4,681.00.

## TENURE - Freehold

Freehold with vacant possession upon completion.

## DIRECTIONS

When heading southwest from Cheltenham via Bath Road, which turns to Shurdington Road turn left after Greenway Chase, for The High School Leckhampton on Farm Lane. Continue south on Farm Lane for approximately half a mile, when you will reach a cross roads, go straight over the cross roads so you continue heading directly south on Crippetts Lane, the Property is approximately 0.7 miles up Crippetts lane with Lot 1 (the house, buildings and land) being on your right and Lot 2 on your left.

## What3Words

///toasters.outline.haggis

## AGENTS NOTE

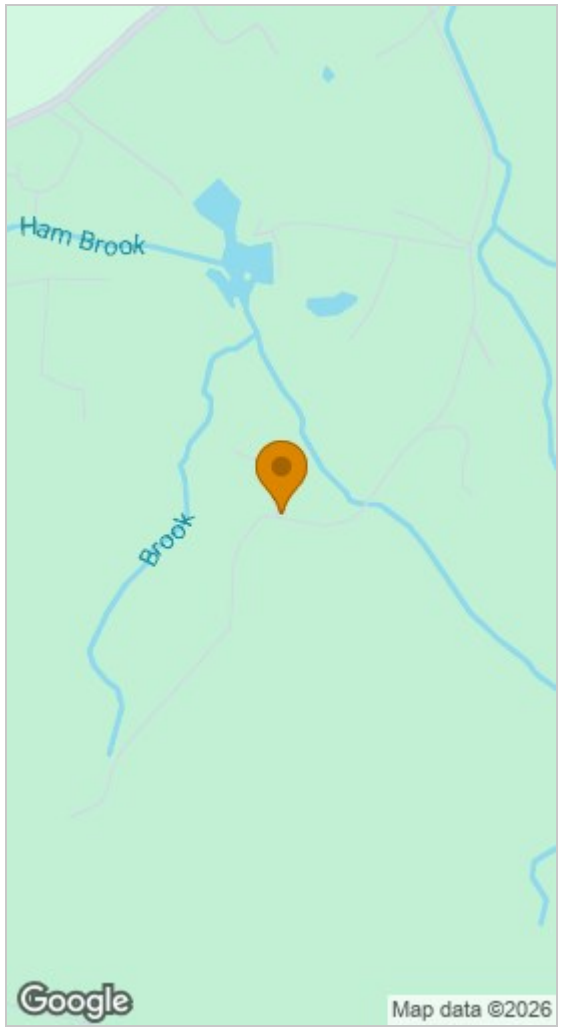
Bridlepath and footpaths as per plan.

## Floor Plan

Approximate Gross Internal Area = 366.10 sq m / 3941 sq ft
Outbuildings = 379.70 sq m / 487 sq ft
Total = 745.80 sq m / 8028 sq ft

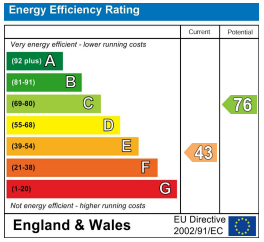
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Area Map




## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
if you wish to arrange a viewing appointment for this property or require further information.




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS
Tel: 01608 644344 Email: cnorton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk