



BELL HOUSE & STABLES

ELTON | NEWNHAM | GLOUCESTERSHIRE



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BELL HOUSE & STABLES OFFERS AN EXCELLENT EQUESTRIAN SMALLHOLDING PROPERTY PACKAGE WITH EXTENSIVE FOUR-BEDROOM DWELLING WITH SWIMMING POOL, AN EXCELLENT COLLECTION OF STABLE BUILDINGS INCLUDING 19 LOOSE BOXES, HORSE WALKER, SAND GALLOP, LEVEL PASTURELAND AND WOODLAND EXTENDING TO APPROXIMATELY 29.27 ACRES (11.85 HA).

Bell House & Stables is positioned at the end of Lumbars Lane within the settlement of Elton within the picturesque Forest of Dean.

- Superb location within the picturesque Forest of Dean
 - Excellent connectivity to the A448 at Elton
- Spacious four-bedroom residence with indoor swimming pool
 - Open fronted general-purpose outbuilding
- Four-bay stable building with nine block built loose boxes
- Excellent collection of stable buildings with 19 loose boxes
 - Horse walker and sand gallop
 - Level pastureland paddocks and woodland
- Established horse training facility with Jockey Club approval
 - Appealing to equestrian, lifestyle, agricultural, commercial and rural enterprise purchasers
 - Available Freehold
- Extending as a whole to approximately 29.27 acres (11.85 ha)

DISTANCES FROM BELL HOUSE & STABLES

Elton 0.9 miles • Westbury-on-Severn 2 miles • Newnham 2.2 miles
Littledean 2.2 miles • Cinderford 3.1 miles • Lydney 9.7 miles
Gloucester 11.8 miles • Monmouth 15.3 miles • Cheltenham 19.2 miles
Bristol 36.7 miles • London 124 miles

Lydney Train Station 11 miles • Bristol Parkway Station 32.1 miles
Bristol Airport 45 miles

Birmingham Airport 69.8 miles • London Heathrow Airport 110 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Bell House & Stables enjoys an excellent location within the hamlet of Elton with good outriding and hacking, a short distance north of the delightful village of Newnham.

Newnham is a vibrant, historic village on the banks of the River Severn next to The Forest of Dean which offers a range of local amenities comprising the popular Railway Inn and Tandoori, a post office / convenience store, parish church and Newnham St Peters Church of England Primary School. An abundance of tourism and recreational activities exist within the Forest of Dean and the neighboring Wye Valley region.

Cinderford is just 3.1 miles from the property and is a thriving old mining town highly regarded for its extensive range of local facilities, amenities, employment and educational establishments as well as the renowned Cinderford Rugby Club.

The town of Lydney is less than 10 miles from the property offering an excellent range of amenities including three supermarkets: Aldi, Tesco and Lidl, with a thriving high street with shops, bars, pubs and restaurants, a local library, and a range of schools including Severnbanks Primary School, Lydney Church of England School and the Dean Academy. The town also has medical facilities in the form of three doctors' surgeries and fantastic railway access from Lydney Railway Station with direct trains to Cardiff Central, Cheltenham Spa, Birmingham New Street and Nottingham.

Gloucester is just 11.8 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Quays shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world-renowned Gold Cup.

Monmouth, located just 15.3 miles from the property, boasts excellent schools including Haberdashers' School Monmouth, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.



BELL HOUSE

Accessed from the south side of Lumbars Lane is the impressive Bell House. Bell House has been extended over time and features rendered brick elevations under pitched tiled rooves.

The front door opens into the entrance hallway with storage cupboards and a cloakroom with wc and wash basin.

From the side of the hallway is the kitchen with base and wall timber units, quartz worktop with breakfast bar, rangemaster oven and hob and Belfast sink.

Off the front of the kitchen is the utility with base units, metal sink, oil fired boiler and external door to the front.

Accessed off the other side of the kitchen is the office, with boarded floor and a conservatory with sofas and chairs.

From the kitchen and also the front hall is the open plan dining room with engineered oak floor, and feature fireplace. The dining room is bright and open and also features the staircase.

Beyond the dining room is the sitting room with triple aspect windows to the sides and rear, carpeted floor, fireplace with electric stove and French doors opening out to the conservatory.

Accessed from the conservatory is the indoor heated pool. The pool is a consistent 6 ft depth and also features a shower room.

Back in the dining room, stairs lead up to the first-floor accommodation which features a principal bedroom with built-in storage and ensuite dressing room and shower room with shower, wc, wash basin and heated towel rail. There are a further two double bedrooms, a family bathroom with corner bath with overhead shower, wc and wash basin, and a fourth double bedroom with ensuite shower room with walk in shower, wc and wash basin.

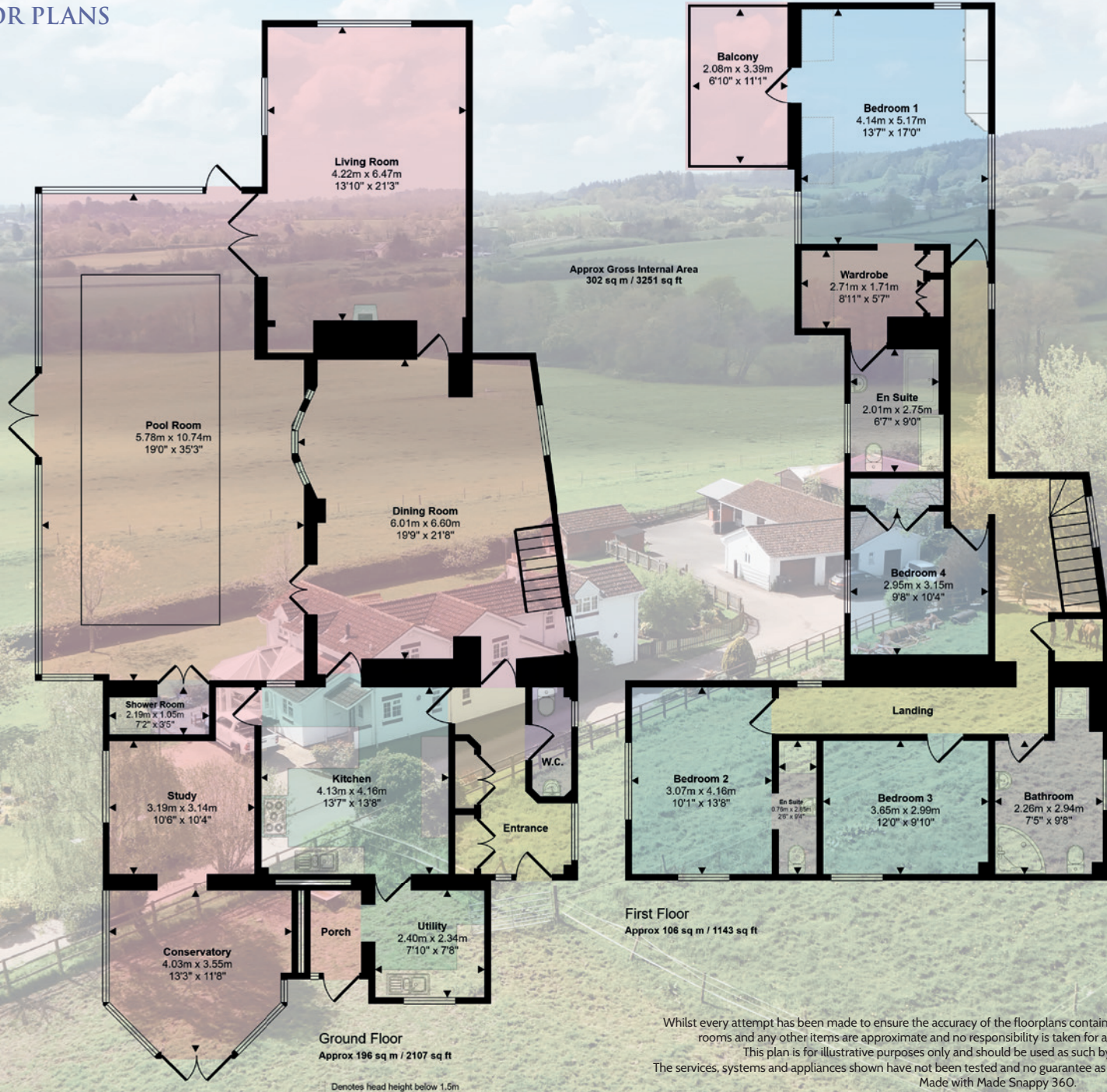
Externally the house is surrounded by manicured gardens and lawns and features a garden shed as well as a patio area adjacent to the house with a covered hot tub and sitting area perfect for alfresco dining.

In terms of services, the property is connected to mains electricity and water. Bell House features uPVC double glazing throughout with oil fired central heating. Foul drainage is to a septic tank.

Bell House provides a welcoming extensive home appealing to a wide range of lifestyle purchasers. The external grounds and garden add to the enjoyment of the property.



BELL HOUSE FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given. Made with Made Snappy 360.

EQUESTRIAN FACILITIES & OUTBUILDINGS

Bell House has an excellent collection of equestrian buildings and facilities. Positioned directly west of Bell House is a double garage. The first garage bay is still used as a garage. The second is used as a tack room with wc.

To the rear of the garage and extending from it is the first stable block and yard with four loose boxes. Extending off this is a timber extension with a further two loose boxes. On the far side of the yard adjacent to the garden of Bell House is a timber shed with tiled roof which has been converted inside to provide an office space.

There is an additional timber and block stable block with four loose boxes. There is also a compact sand paddock/lunge pen and horse walker. Last is a four bay steel portal framed building with block and Yorkshire boarded elevations under a tin sheeted roof with galvanised door to front and concrete floor. Internally the building features six block built loose boxes and five portable loose boxes.

The buildings and facilities on site are in excellent condition providing a state-of-the-art equestrian facility and are currently home to John O'Shea Racing with Vacant Possession available in September 2026.

LAND

The land at Bell House & Stables is positioned in two ring fenced blocks either side of the third party owned gallops to the north and south comprising several level paddocks and field enclosures with a 527m sand gallop, a field shelter and two fishing ponds. One of which has previously been stocked with carp. There is also a small section of woodland.

The pastureland is all capable of being grazed or mown for fodder and could be subdivided further.

As all the land is easily accessible and in good condition it would certainly provide significant appeal to equestrian, and agricultural type purchasers.

In total the land and property at Bell House & Stables extends to approximately 29.27 acres (11.85 hectares).



OUTBUILDINGS FLOOR PLANS

Approx Gross Internal Area
228 sq m / 2450 sq ft



Floorplan

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KEY INFORMATION

Mains Services: Mains water and electricity are connected. Heating is by way of an oil-fired boiler. Foul drainage is to a septic tank. Any interested parties are to make, and rely upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The property is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. Any interested parties are to make, and rely upon their own enquiries, regarding Wayleaves & Easements. A brideway and two Public Rights of Way cross the property.

Sale Method: For Sale by Paul Fosh Online Auction. For more information on Auction Fees and Additional Costs please enquire with the agent. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Local Planning Authority: Forest of Dean District Council.

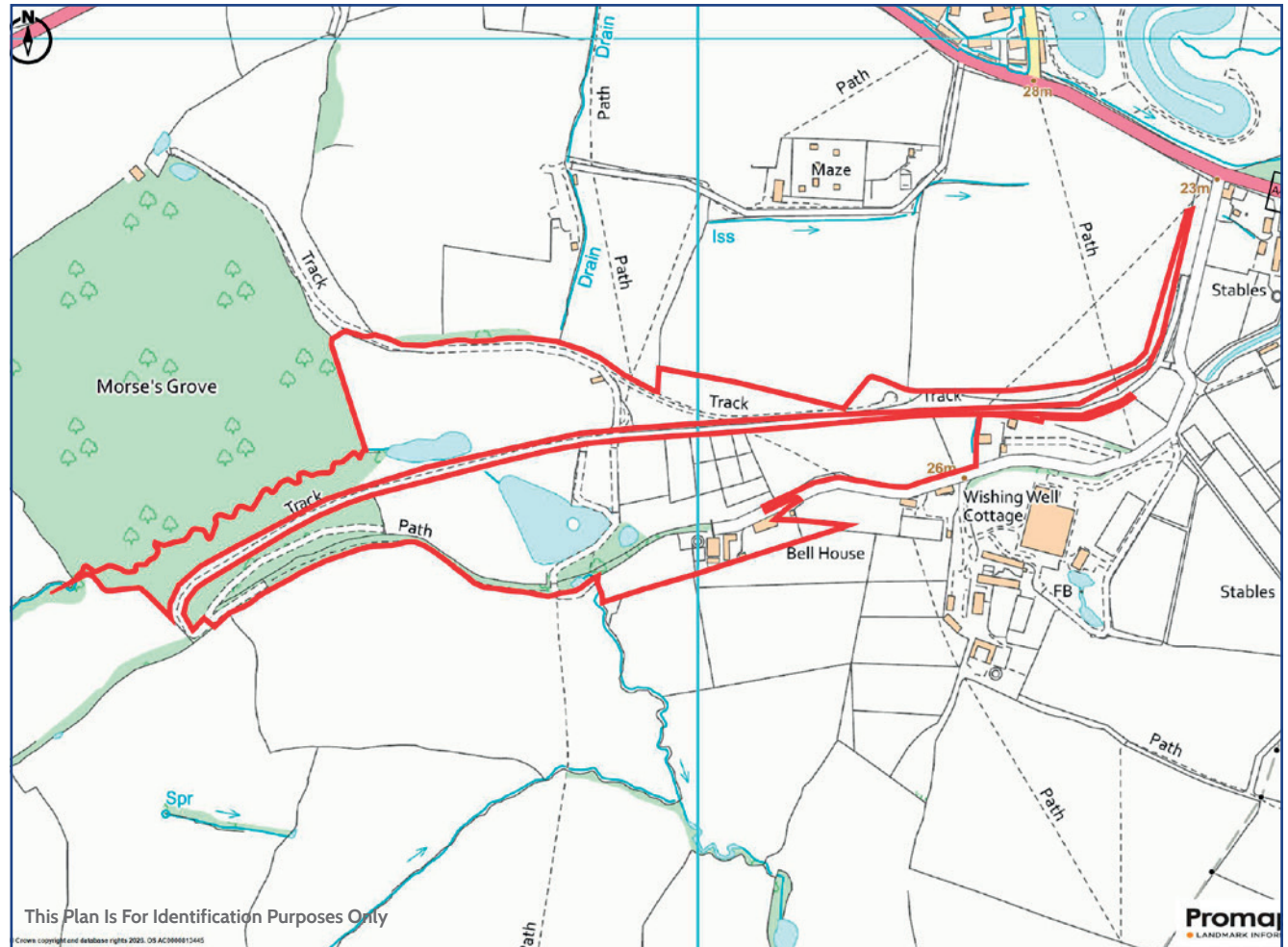
Telephone: 01594 810000.

Viewings: Strictly by appointment with the selling agents.

Directions: From Newnham proceed north on the A48 in the direction of Westbury-on-Severn. After 1.3 miles turn left onto Elton Road A4151. After 0.6 miles turn left onto Lumbar Lane. Proceed for 0.4 miles and at the end of Lumbar Lane the property will be on the left- and right-hand side.

WHAT3WORDS:

efficient.language.teacher



Powells
Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk



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