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THE WEIR HOUSE, WEIR GREEN, ELMORE, GL2 3WG

The Property

A truly enchanting home from the moment you arrive, The Weir House is a beautifully restored three-storey detached residence occupying one of the area's most magical positions. Lovingly cared for and enjoyed by the same family since the 1970s, the property stands within delightful grounds, with breathtaking views across the River Severn and the surrounding countryside.

Approached along a quiet country lane shared with only a handful of neighbouring homes, the setting offers a wonderful sense of peace and seclusion while remaining accessible to nearby villages and amenities. A single garage is positioned at the front, while a pathway bordered by lawns leads towards the open entrance porch. To one side, a five-bar gate opens onto a private driveway continuing alongside the house and into the grounds beyond.

The beautifully versatile accommodation is arranged across three floors, combining warmth and character with the flexibility required for modern family life. Throughout the house, carefully positioned windows capture the gardens, surrounding countryside and remarkable river views.

The entrance hall provides access to the sitting room, dining room, fitted breakfast kitchen, utility room and cloakroom, with stairs rising to the first floor.

The sitting room is wonderfully inviting, with windows to both the front and rear bringing in plenty of natural light and framing attractive views across the grounds. An impressive inglenook fireplace houses a wood-burning stove, creating a cosy focal point and adding to the room's welcoming atmosphere.

Leading directly from the sitting room is a further reception room, currently arranged as a snug, library and music room. With direct access to the garden, this delightful and versatile space could equally be enjoyed as a home office, playroom or peaceful reading room.

The dining room provides an elegant setting for family gatherings and entertaining, with ample space for a generous dining table. A window looking towards the River Severn and surrounding countryside creates a memorable backdrop.

The fitted breakfast kitchen is beautifully presented with a range of traditional-style cabinetry, complemented by practical vinyl flooring and lovely garden views. An impressive Everhot stove forms the heart of the room, perfectly suited to the character of the house, while space for a breakfast table creates a relaxed area for everyday dining.

Completing the ground floor is a generously sized utility room, offering excellent practicality for day-to-day family life, together with a separate cloakroom.

Stairs rise to an L-shaped first-floor landing, from which there are four bedrooms, a five-piece family bathroom and a separate shower room.

Bedroom one is a charming and generously proportioned double bedroom, enjoying beautiful views towards the River Severn. An ornate fireplace and exposed beam bring further character, while two useful built-in wardrobe areas are discreetly concealed behind curtains.

Bedroom two is another bright and comfortable double room, with a front-facing window capturing far-reaching views across the surrounding countryside towards the river beyond. The room is well proportioned, with plenty of space for freestanding furniture.

Bedroom three is an attractive double bedroom overlooking the gardens. Positioned beside the separate shower room, which includes a shower enclosure, vanity wash hand basin and low-level WC, the arrangement works particularly well for visiting guests or flexible family living.

Bedroom four is a pleasant single room enjoying an outlook across the front driveway and towards the River Severn beyond.

The five-piece family bathroom completes the first-floor accommodation.





Outside

The grounds surrounding The Weir House are every bit as captivating as the home itself, creating a truly magical setting with a wonderful sense of privacy, space and connection to the surrounding countryside.

Wrapping beautifully around the property, the gardens are predominantly laid to lawn and complemented by established trees, mature planting and productive vegetable gardens, together with a greenhouse and a choice of seating terraces positioned to enjoy the sunshine and remarkable outlook throughout the day.

Generous paved terraces adjoin the house, providing wonderful spaces for outdoor dining, entertaining or simply relaxing while taking in the far-reaching views across the grounds, River Severn and countryside beyond.

A five-bar gate opens onto the private driveway, which extends alongside the house and provides a wealth of off-road parking. The driveway continues towards a collection of highly useful outbuildings, including a charming brick-built garden store, understood to have originally served as the property's privy.

A substantial detached two-storey brick workshop offers exceptional versatility. With extensive space arranged across two floors and external staircase access to the upper level, the building is ideally suited to use as a workshop, studio, home office, gym or creative space. It may also offer potential for alternative uses, subject to the necessary planning permissions and consents.

Further features include extensive log storage, productive planting areas and a single garage positioned at the front of the property, providing additional storage and practicality.

Beautifully framed by open countryside and the ever-changing river landscape, these magical gardens offer a rare environment in which to relax, entertain, garden and enjoy the natural beauty of this very special setting.

A Note from Our Vendors

"Weir Green is a wonderfully peaceful part of the quiet rural village of Elmore, set on the banks of the River Severn. We are surrounded by open countryside and enjoy the most beautiful, ever-changing views across the river and surrounding fields towards Gloucester Cathedral.

"We have loved living in this very special family home for nearly 50 years, watching it evolve alongside our family and creating so many treasured memories here. It has been an incredibly difficult decision to leave, but the time has come for us to move to somewhere a little smaller.

"There are lovely country walks directly from the door, particularly along the Severn Way or through the village to the award-winning Wholly Gelato at Barhouse Farm. For those who enjoy cycling, there is also a pleasant seven-mile circular route along quiet country lanes through Longney and back home—and it is not too challenging!



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating E



Location

The Weir House occupies a truly idyllic riverside setting within one of Gloucestershire's most picturesque and peaceful locations. Situated in the historic village of Elmore, immediately south-west of Gloucester, this ancient farming community has remained wonderfully untouched by the hustle and bustle of modern life. Tucked away between the River Sever and the Gloucester-Sharpness Canal, Elmore enjoys uninterrupted views over undulating farmland, creating a setting that feels both secluded and breathtaking.

Surrounded by rolling countryside, mature woodland and far-reaching rural views, the property offers an exceptional lifestyle opportunity for those seeking tranquility whilst remaining connected to nearby amenities. The surrounding area is renowned for its natural beauty with endless walking, cycling and wildlife opportunities right on the doorstep. The nearby villages of Saul and Frampton on Severn offer a wonderful sense of community together with village pubs, canal walks and local facilities.

There are excellent schools within the vicinity, both state and private, including a popular primary school in the neighbouring village of Longney, with further schooling available in surrounding villages, together with Gloucester and Stonehouse, with well regarded grammar schools in Stroud and Gloucester.

Although located in a peaceful, rural setting, the property remains conveniently positioned for access towards Gloucester, Stroud, Cheltenham and the M5 motorway network, with Junction 12 offering straightforward routes both north and south. Gloucester is within approximately 5 miles, making the location ideal for those working within the city whilst enjoying a countryside lifestyle. Stonehouse Railway Station is within easy reach and provides a direct line to London Paddington in approximately 90 minutes, with Gloucester Railway Station within easy reach by car.

This is a charming home in a secluded and magical setting, offering incredible views, versatile accommodation and grounds that have been lovingly enjoyed for decades.



Directions

From Junction 12 of the M5, proceed towards Gloucester, at BP services roundabout take the third exit, onto the A38. Fork left onto slip-road (B4008 Bristol Road) then turn left into Green Lane. At the T-junction turn right into Sellars Road and at the mini-roundabout take the first exit signed to Elmore. Pass the Pilot Public House on your left and cross over the canal bridge and continue along this country lane for approx 1 mile, turn right at the triangle into Weir Lane and continue to the end, where you will see our for sale board and you are greeted by The Weir House. [///:shaped.tells.salsa](https://www.shaped.tells.salsa)



**Approximate Gross Internal Area 2093 sq ft - 194 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 906 sq ft – 84 sq m

First Floor Area 755 sq ft – 70 sq m

Second Floor Area 432 sq ft – 40 sq m

Garage Area 179 sq ft – 17 sq m

Outbuilding Area 563 sq ft – 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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