



NIKI ELLIS

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Portway, Upton St. Leonards, Gloucester, GL4 8DS

Guide Price £975,000

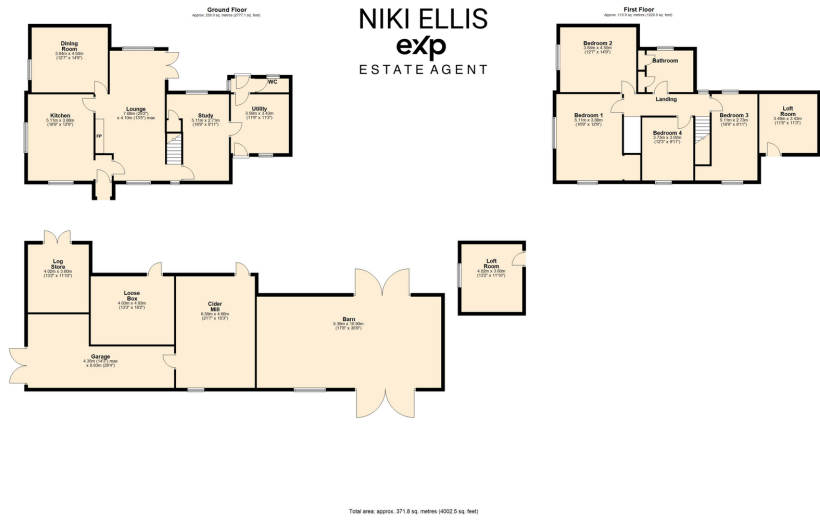
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- 4 Bedroom Detached
- 3 Reception Rooms
- Utility & Cloakroom
- Circa 3 Acres
- Outbuildings
- Semi Rural Village Location
- Original Features
- Ample Parking
- Scope for Development (STPP)
- Viewing Highly Recommended



A rare opportunity with this charming four bedroom detached Cotswold Stone former farmhouse, brought to the market for the first time in over 40 years. Set within approximately 2.86 acres in a desirable semi rural village location, this property offers incredible potential to create a truly bespoke home, blending original character with modern aspirations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	