



Dunshill Farm
Swinley Lane | Corse Lawn | Gloucester | Gloucestershire | GL19 4PF

DUNSHILL FARM



*A characterful 17th century farmhouse in an idyllic
countryside setting*



STEP INSIDE

Nestled at the end of a peaceful country lane and surrounded by rolling countryside, Dunshill Farm is a charming Grade II Listed black-and-white farmhouse dating back to the 17th century, set within approximately 1.6 acres of gardens and grounds. This quintessential period home offers a rare opportunity to enjoy timeless character, privacy, and far-reaching rural views of The Malvern Hills, The Cotswolds, and the Welsh Mountains in an unspoilt setting.

Steeped in history and rich in original features, the property beautifully showcases exposed beams, flagstone flooring, original doors, and an impressive inglenook fireplace with wood burner creating a warm and inviting atmosphere throughout. The generous accommodation is both versatile and welcoming, blending traditional character with practical family living.

Key Features

- Detached Grade II Listed farmhouse
- Three reception rooms
- Four/five bedrooms
- Countryside views
- Outbuildings
- Beautiful gardens circa 1.6 acres
- Period features
- Long sweeping drive
- Ample parking

Ground Floor

At the heart of the home lies the kitchen and breakfast room, enjoying views across the surrounding gardens and countryside, complemented by a walk-in larder and an abundance of natural light. The living room is particularly striking, centred around a magnificent inglenook fireplace with wood-burning stove, while the dining room, formerly the original kitchen, features another fireplace and bread oven, further reflecting the heritage of this wonderful home.

Additional reception rooms include a sewing room overlooking the gardens, together with a ground floor office/fifth bedroom and a bathroom, offering flexibility for home working or guest accommodation.













First Floor

Upstairs, the farmhouse continues to impress with a collection of characterful bedrooms with exposed timbers and delightful countryside views, including outlooks towards The Malvern Hills. The accommodation is arranged across multiple levels, providing both privacy and charm, with an additional attic room offering further bedroom or occasional living space.













STEP OUTSIDE

Dunshill Farm is approached via a long sweeping driveway, opening to beautifully maintained gardens with expansive lawns interspersed with mature trees, shrubs, and fruit trees. The grounds enjoy far-reaching views across open farmland, creating a tranquil and picturesque environment.

A range of useful outbuildings further enhance the property, including a substantial former milking parlour that has been rebuilt and offers potential for alternative uses or annexe accommodation (subject to planning), a detached workshop/garage, and an open-fronted barn currently used as a wood store.

Adding further appeal, the property benefits from historic grazing rights for 20 sheep on the nearby common, reinforcing its rural heritage and lifestyle appeal.

Dunshill Farm represents a rare opportunity to acquire a truly atmospheric period farmhouse, combining character, land, and countryside views, all within easy reach of Tewkesbury, Cheltenham, and Gloucester, making it perfectly placed for both rural living and convenient access to surrounding towns.









LOCATION

Conveniently positioned for families, the property lies approximately 4 miles from the highly regarded Staunton and Corse Church of England Academy, rated outstanding. The neighbouring villages provide a range of everyday amenities including local stores, community activities, and access to the well-respected Eldersfield Lawn Church of England Primary School which is approximately 1 mile away.

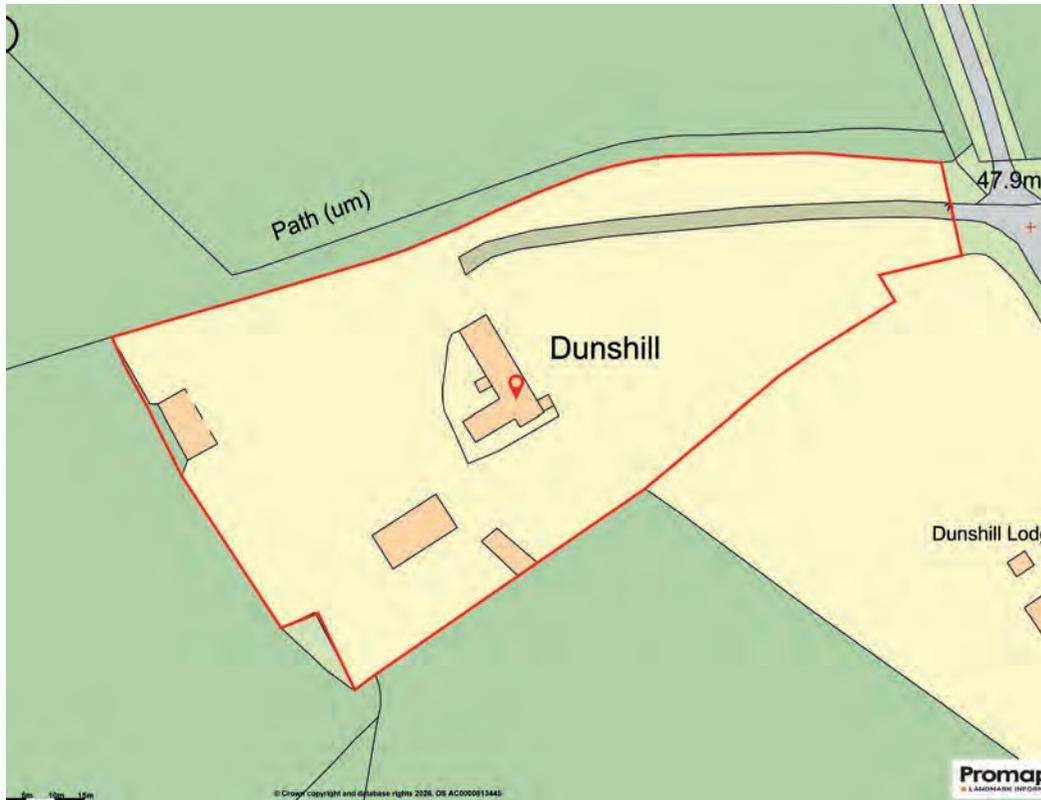
For those seeking independent education, the area is particularly well-served, with prestigious schools including The King's School, Gloucester, Cheltenham College, and Cheltenham Ladies' College, all within comfortable distances.

For everyday amenities, the nearby villages of Corse and Eldersfield provide convenient local facilities, including village stores, traditional country pubs, and active community life. More comprehensive shopping can be found in the historic market town of Tewkesbury, just a short drive away, offering a range of independent boutiques, cafés, supermarkets, and everyday services set around its charming medieval streets.

The elegant Regency spa town of Cheltenham is also within easy reach, renowned for its excellent shopping, fine dining, cultural festivals, and vibrant social scene, making the area perfectly positioned for both rural living and modern convenience.



KEY INFORMATION



Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Malvern Hills District Council

Property Construction - Black and White - Wooden beams, brick and tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Septic tank - there will be maintenance costs involved so please speak with the agent for further information.

Heating - Oil-fired central heating - there will be maintenance costs involved so please speak with the agent for further information.

Broadband - FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Garage parking for 4+ cars. Driveway parking for 4+ cars.

Directions - What3words: ///debit.ghosts.random

As you come through Corse Lawn, towards Tewkesbury, you will see a garage on your right hand side. Turn left here into Swinley Lane for half a mile until you see a driveway in front of you for Dunhill Farm. Proceed on to the driveway to the house.

Viewing Arrangements - Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01242 650 974 - kathryn.anderson@fineandcountry.com.

Website - For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**Approximate Gross Internal Area 3046 sq ft - 283 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1366 sq ft – 127 sq m

First Floor Area 1329 sq ft – 123 sq m

Second Floor Area 351 sq ft – 33 sq m

Garage Area 1010 sq ft – 94 sq m

Outbuilding Area 551 sq ft – 51 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 17.03.2026





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



KATHRYN ANDERSON PARTNER AGENT

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As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

”

“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”

“Kathryn Anderson is the most competent agent I have ever dealt with, she's amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn't hesitate to use her again, in fact I wouldn't consider using anyone else. Good job Kathryn you are fabulous!”

THE FINE & COUNTRY
FOUNDATION

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