

LAVERTON HILL FARM

SNOWSHILL, NORTH COTSWOLDS





Laverton Hill Farm

Snowhill, North Cotswolds

A picturesque Cotswold farm with panoramic views and 230 acres all within a ring fence

SUMMARY

Five bedroom farmhouse • Entertainment Barn • Ancillary accommodation

Range of portal framed farm buildings

A mixture of woodland, temporary grassland and traditional permanent pasture

Panoramic views

Approximately 230 acres in all



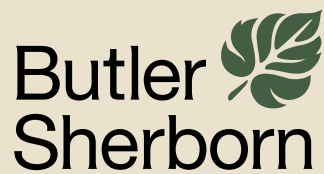
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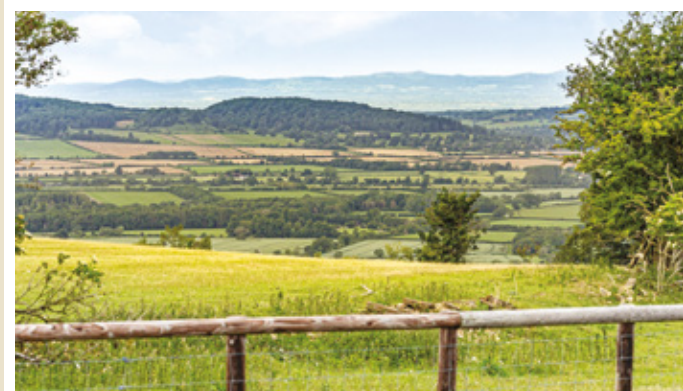
Stow-on-the-Wold Office

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DESCRIPTION

Laverton Hill Farm extends to just over 230 acres and comprises a diverse mix of productive grassland, permanent pasture and woodland. At the heart of the holding stands the principal farmhouse, built in around 2000, offering well-appointed accommodation including five bedrooms, three reception rooms and an impressive lower ground floor

featuring an open-plan cinema and games room. Adjacent to the farmhouse is a substantial entertainment barn, together with a five-bay garage incorporating a generous one-bedroom annexe above. The farmhouse is surrounded by attractive gardens and sheltered by a mature belt of beech trees, beyond which far-reaching views stretch across the surrounding

countryside towards Wales and North Warwickshire. The garden also contains 2 bay Dutch barn which is currently used for storage but has potential for other uses. Within easy reach of the farmhouse is a range of modern farm buildings, offering excellent flexibility for agricultural, equestrian, storage or a variety of other amenity uses.





ACCOMMODATION

The main entrance opens into a spacious central reception hall, leading through to an impressive drawing room with dual-aspect windows that flood the space with natural light, complemented by an attractive open fireplace. Beyond, a further versatile reception room provides an ideal space for a home office, study, or cosy snug.

At the heart of the house is a traditional farmhouse kitchen, fitted with an oil-fired AGA and offering ample work surfaces and storage. Designed for both everyday living and entertaining, the kitchen provides generous space for dining while enjoying views across the gravelled courtyard and surrounding countryside. Adjoining the kitchen is a substantial utility room with direct access to the courtyard, together with a conveniently located WC.





Upstairs, the first floor comprises a principal bedroom with an en-suite bathroom featuring a large walk-in shower and jet bath, alongside two further double bedrooms and a generously proportioned family bedroom. The second floor offers two additional double bedrooms and a spacious landing area.

From the reception hall, a staircase descends to a substantial lower ground floor reception room. Offering exceptional flexibility, this impressive space would be well suited as a family room, games room, entertainment area, or additional living accommodation.

The gardens wrap around the farmhouse and extend into the surrounding farmland, creating a wonderful sense of space. There is also a self-contained one-bedroom annexe comprising a generous bedroom, kitchen, and bathroom, providing flexible accommodation for guests, family members, or ancillary use. Further enhancing the property is a superb entertainment barn, offering an impressive venue for hosting family and friends. The space features a large fireplace, its own kitchen, and convenient cloakroom facilities.



FARMLAND

Extending to just over 230 acres in total, the land at Laverton Hill Farm comprises a diverse mix of productive farmland and woodland. This includes approximately 82.5 acres (33.4 hectares) of level temporary grassland surrounding the farmhouse and buildings, 104.8 acres (42.4 hectares) of traditional hillside permanent pasture, the majority of which lies to the west of the farmstead, and around 35.7 acres (14.4 hectares) of mature woodland and scrub.

Many of the fields have recently benefited from new stock fencing installed under the current Countryside Stewardship Agreement, and all fields are connected to mains water. The varied combination of grassland, pasture, woodland and scrub offers considerable appeal, providing opportunities for a wide range of agricultural, environmental, conservation and amenity uses.

FARM BUILDINGS

The existing farmyard has a separate access and sits discreetly within a cutting and includes two (30m x 20m) general purpose portal framed barns constructed with galvanized steelwork. To the front of the building is a useful concrete yard.

GENERAL INFORMATION

Services

Mains water, private drainage to a Klargester BioDisc system, water and electricity. Electricity provided by a 15kVA solar array with 45kWh battery storage, this system is backed by a generator which was installed new in 2022. The central heating is oil fired. Internet is currently provided by Starlink. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).





Wayleaves, Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The public right of way (The Cotswold Way) is shown hatched blue on the attached land plan.

Fixtures & Fittings

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

Tenure

Freehold with vacant possession.

Town & Country Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for Laverton Hill Farm.

The farmhouse is subject to an Agricultural Occupancy Condition (AOC) the wording as follows:

The occupation of the dwelling shall be limited to a person solely or mainly employed, in the locality in agriculture as defined by Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

The wording of the above is from applications 95/8638/1056/ FUKL and 90T/9638/01/01

Local Authority

Tewkesbury Borough Council, Gloucester Road, Tewkesbury, GL20 5TT

T: 01684 295010 | W: tewkesbury.gov.uk

Council Tax

Band G

Energy Performance Certificate

Laverton Hill Farmhouse – D
Laverton Hill Farmhouse (Annex) – D

Sporting Rights

The sporting rights are included in the freehold of the property.

Minerals

Mineral rights and the associated rights to work them are included in the freehold of the property in so far as they are owned.



Designations

The property falls within a Nitrate Vulnerable Zone (NVZ) and the Cotswold National Landscape Area (formerly known as AONB). There are currently no listed buildings at Laverton Hill Farm.

Environmental Schemes, Subsidies & Grants

The farm is currently entered into a Countryside Stewardship Scheme which ends in December 2028.

Viewings

By appointment only, please contact:

Ben Way at Butler Sherborn Stow-on-the-Wold office -
T: 01451 830731 | M: 07879 408 873
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T: 01285 627580 | M: 07870 999 206
E: wchanter@savills.com

Directions (WR12 7JZ)

From the Snowhill Arms (on the right handside) in the village take the lower road out, under the trees, at the left hand bend take the no-through road to the right. Pass a couple of houses and the triangle of grass. Continue straight on, pass the National Trust wood on the right handside. Take the right turn, continue down a long track, Laverton Hill Farm is at the end.

what3words: ///willpower.forecast.spark



Towns

Broadway 3.6 miles
Moreton-in-Marsh 8.2 miles
Stow-on-the-Wold 10.5 miles
Cheltenham 16.7 miles



Pubs

Snowhill Arms 0.8 miles
The Broadway Hotel 3.3 miles
The Fish Hotel 6 miles
The Bakers Arms 6.9 miles



Schools

Broadway First School 3.9 miles
Temple Guiting School 4.5 miles
Chipping Campden School 6.9 miles
Kitebrook Preparatory School, Moreton in Marsh 10.9 miles
Cheltenham College, Cheltenham 17.7 miles



Train Stations

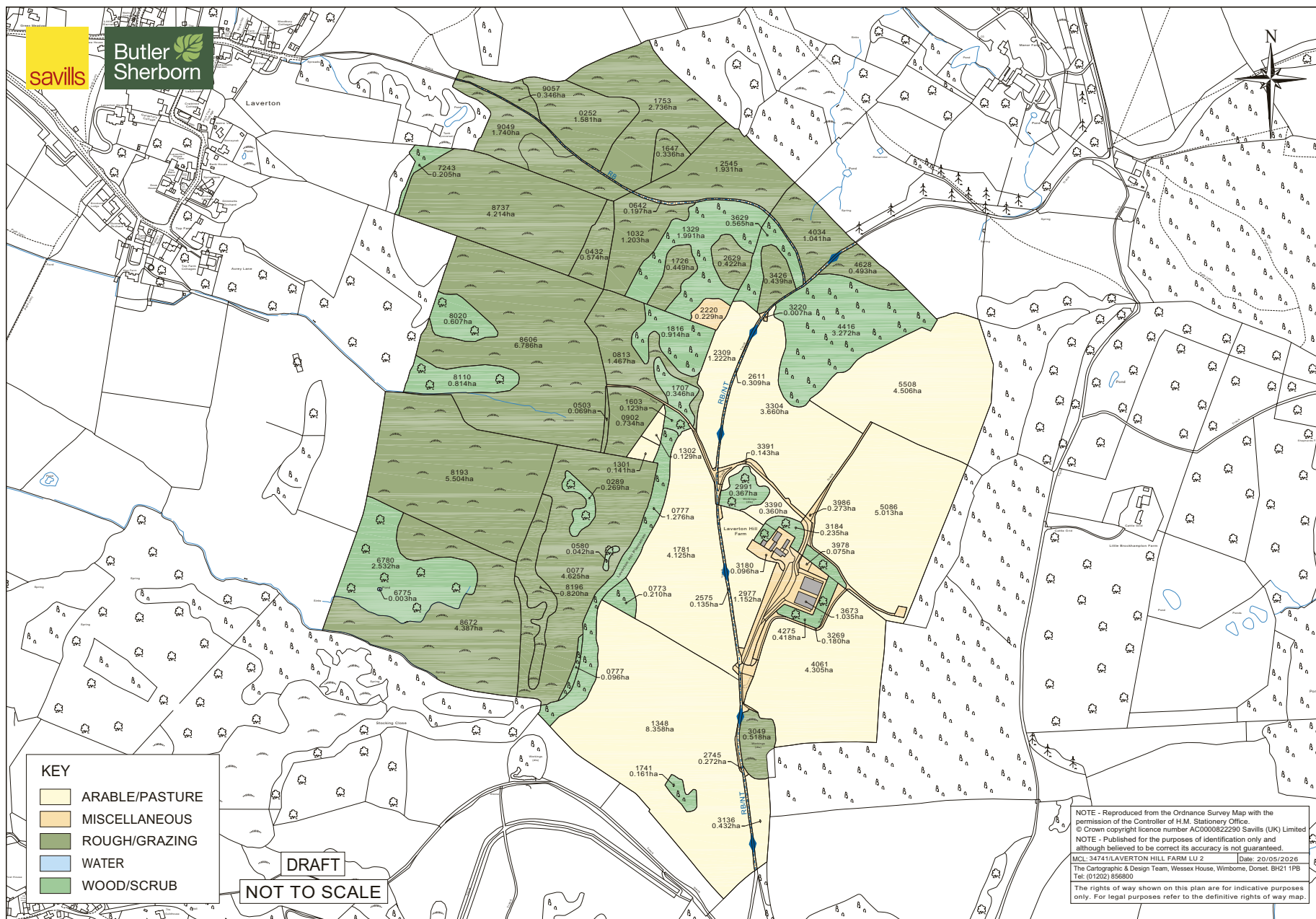
Moreton in marsh 8.4 miles
Evesham Station 11.3 miles



Members Clubs

The Lygon Arms, Broadway 3.4 miles
The Dormy House 4.8 miles
Ellenborough Park 14.2 miles
Daylesford Organic 14.4 miles

Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate, and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than when a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: May/ June 2026. Particulars written: June 2026. Brochure by wordperfectprint.com



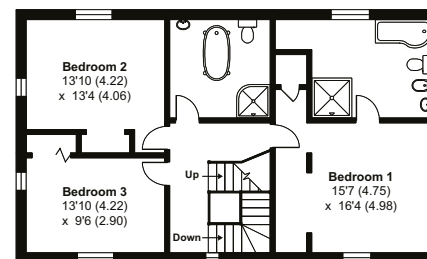
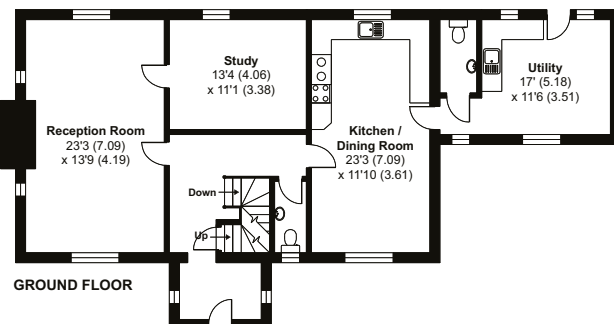
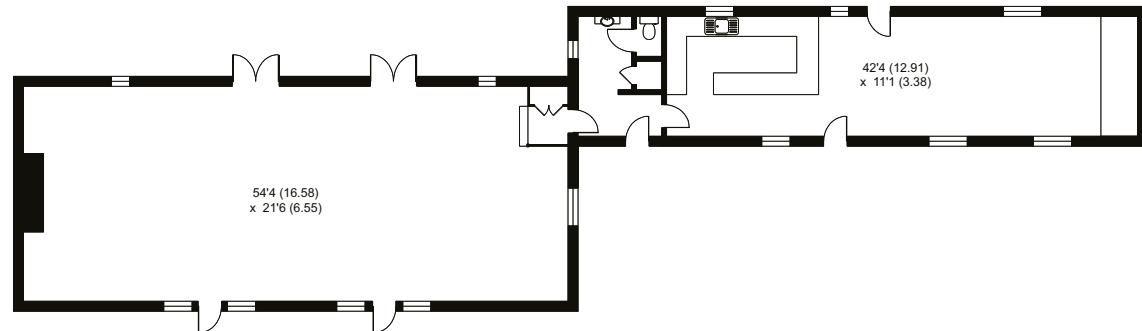
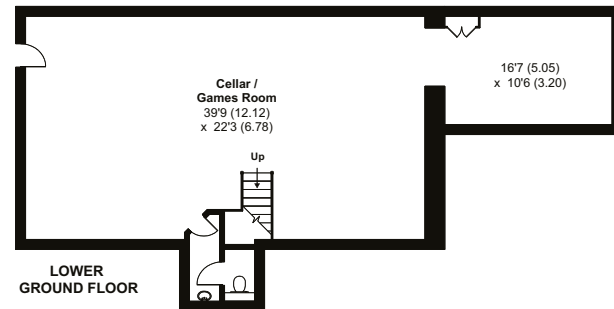
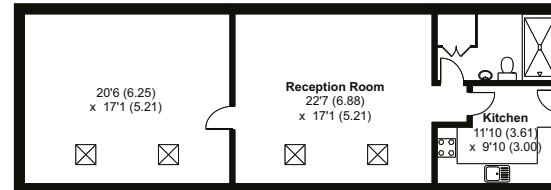
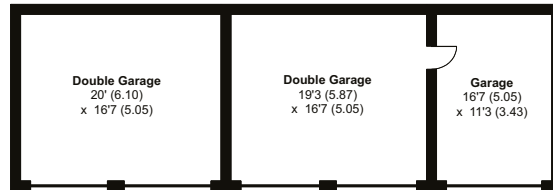
Laverton Hill Farm, Snowhill, Broadway, WR12

Approximate Area = 4748 sq ft / 441 sq m (includes garage)

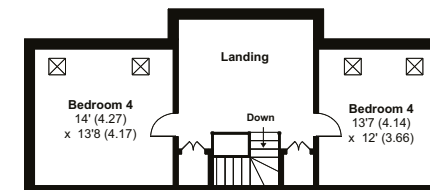
Outbuilding = 2746 sq ft / 255.1 sq m

Total = 7494 sq ft / 696.1 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Salcombe Farm. REF: 738606



