



SPRINGFIELDS FARM · LITTLE WITCOMBE · WITCOMBE

MURRAYS
SALES & LETTINGS

SPRINGFIELDS FARM
LITTLE WITCOMBE
WITCOMBE
GL3 4TU

A historic countryside farmhouse with land, outbuildings and exceptional renovation potential.

BEDROOMS: 8
BATHROOMS: 2
RECEPTION ROOMS: 3

GUIDE PRICE £695,000

FEATURES

- Historic Farmstead
- 7.5 Acres
- Development Potential (STP)
- Traditional Outbuildings
- Versatile Accommodation
- Lapsed Planning Consent
- In Need of Renovation
- No Onward Chain
- Village Location
- Period Features



DESCRIPTION

Offering extensive accommodation primarily arranged over the ground floor, the house has a flexible and well-proportioned layout. There are two sitting rooms, including the Old Cider Mill, a separate dining room, kitchen and utility. There are 5 bedrooms serviced by 2 bathrooms.

On the first floor there are 3 attic rooms, providing additional bedroom space, with ample roof space, perfect for further development (subject to planning).

The home offers plenty of storage throughout, with two useful storerooms.

OUTBUILDINGS AND LAND

Springfields Farm is set in circa 7.5 acres of pasture, enclosed by mature hedgerows and trees, the plot enjoys privacy, open views and a timeless rural setting.

A range of traditional farm outbuildings come with the farmstead, including the former cattle shed, a Dutch barn and store which could be converted subject to the necessary consents.

There is ample parking for around 5 cars.

HISTORY

The property has remained in the same family ownership for four generations and now comes to the market offering a unique chance for comprehensive renovation and sympathetic restoration.

Once a working dairy farm and cider mill, the original part of the property



is thought to predate the Victorian era. The old cider press is still located at the front of the home.

Several of the ground floor bedrooms are converted stables and the utility room was once the tack room.

Springfields Farm has lapsed planning consent to replace and extend the kitchen and further add a wet room. Details of which can be found on Tewkesbury Borough Councils website using the reference: 16/00014/FUL.





DIRECTIONS

The property is most easily located by leaving our Painswick office on the A46 in the direction of Cheltenham. Leave the village and continue past The Royal William and down Coopers Hill to the roundabout with the Shell garage. Take the right-hand exit at the roundabout and continue for a short distance. The property will be found shortly afterwards on the left-hand side.

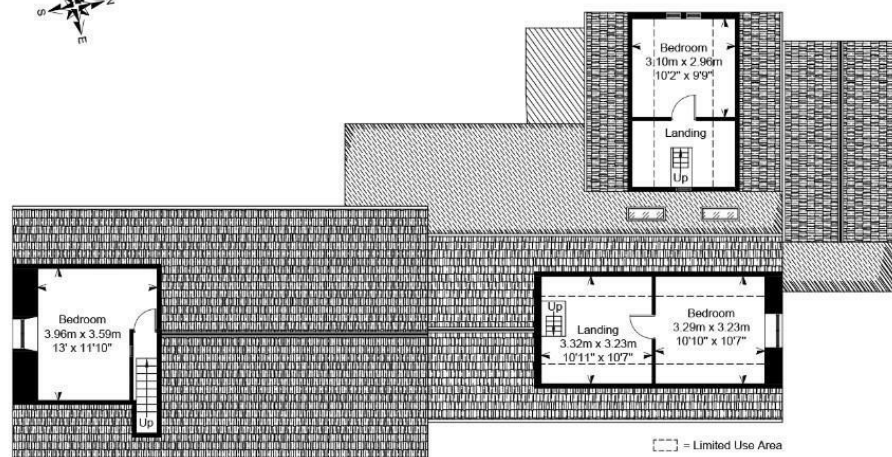
LOCATION

Springfields Farm is situated in Witcombe, which has a lovely community spirit with a village hall hosting regular local events, two churches and the Twelve Bells pub, all within easy walking distance the farm.

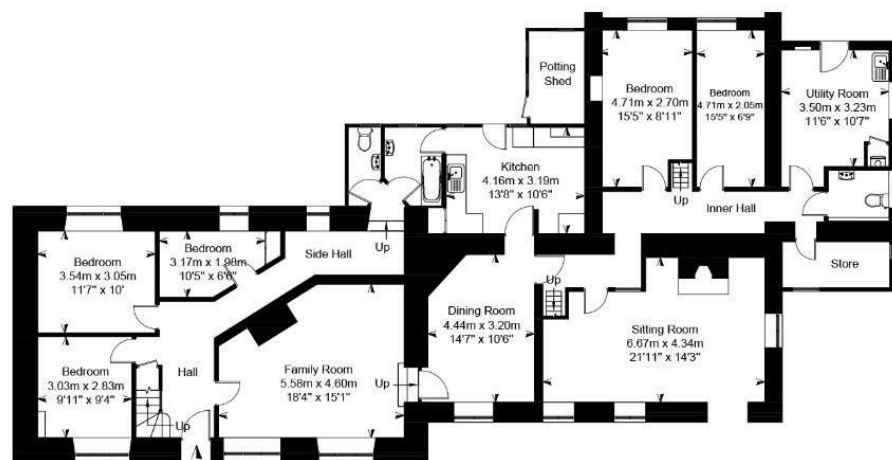
Just a short drive away in Birdlip there is a well-regarded primary school, play group and church with village hall and public houses. One of the key draws to the area is the excellent choice of schools with sought after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good selection of state and private schools.

The A46 and A417 provide easy access to both the M4 and M5 motorways and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.





First Floor



Ground Floor

Springfield Farm, Crickley Hill, Witcombe, Gloucestershire

House
Dutch Barn
Store Rooms
Former Dairy

Total
(Includes Limited Use Area)

Approximate IPMS2 Floor Area
256 sq metres / 2756 sq feet
112 sq metres / 1205 sq feet
23 sq metres / 247 sq feet
98 sq metres / 1055 sq feet

489 sq metres / 5263 sq feet
15 sq metres / 161 sq feet

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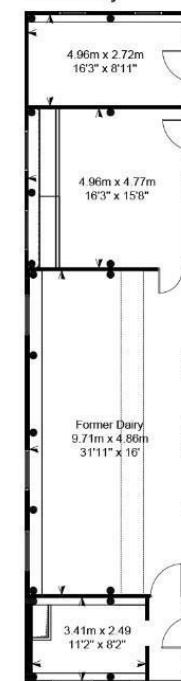
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation

Dutch Barn



Former Dairy



MURRAYS

SALES & LETTINGS

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The Old Baptist Chapel, New Street,
Painswick GL6 6XH

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01453 886334

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3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

G

SERVICES

Mains Electricity, water and drainage. Gas CH,
Tewkesbury Borough Council, tax band F £3,129.87
(25/26). OFCOM Checker, broadband standard
17Mbps and Ultrafast 900Mbps. Mobile, EE, O2, 3 and
Vodafone all good and variable. There will be a
private right of way maintained by the current owner
for access to their retained land, for more information
please contact Murrays Estate Agents.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

For more information or to book a viewing
please call our Painswick office on 01452
814655