



Bridge Farm Barbers Bridge, Rudford, GL2 8DX

In Excess of £675,000

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Sales & Lettings

# Bridge Farm Barbers Bridge

Rudford, Gloucester, GL2 0DX

A BEAUTIFUL GRADE II LISTED FARMHOUSE DATING BACK TO 1500'S SET IN MORE THAN 7 ACRES OF GARDENS AND GROUNDS

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

Rudford is a small hamlet approximately 5 miles to the West of Gloucester and South East of the market town of Newent. Cheltenham and the M5 motorway with its fast routes both North and South are very easy. Bridge Farm is a lovely period home dating back some 600 years with surprisingly practical accommodation but in need of some refurbishment. Many of the period features including the impressive inglenook fireplace, abundance of wall and ceiling beams and wide oak floors have all been retained

Internally the accommodation isble with up to five bedrooms, three of which have their own ensuites. To the ground floor there is a large formal dining room, good size sitting room, study or bedroom five, a large conservatory and a small annex which was originally the bakery with utility room/cloakroom. To the exterior, the property is approached by its own private gravel drive to large turning area with ample parking. To the rear of the property there are formal gardens with various terraces that lead down to a large natural pond and to the side, 7 acres of pasture or orchard with a very large modern outbuilding measuring 60' x 20'





Wonderful Oak front door to:-

#### **DINING ROOM**

Dimensions: 18' 3" x 15' 6" (5.56m x 4.72m). Large Inglenook fireplace with beam and Stone back with woodburning stove. Ceiling beams. Oak stripped floor. Wall beams. Radiator. Staircase to landing. Door to:-

#### **SITTING ROOM**

Dimensions: 14' 6" x 14' 0" (4.42m x 4.26m). Oak Stripped floor. Timber fireplace with cast iron. Ceiling beams.

#### **KITCHEN/BREAKFAST ROOM**

Dimensions: 19' 3" x 11' 3" (5.86m x 3.43m). Tiled floor. Wall and ceiling beams. Windows to the side and rear. Inset sink unit with mixer taps, cupboard and drawers below. Wall and base units. Worktops. Peninsula bar divide for oven AGA with extractor hood and tiled splashbacks. Built in shelving. Space for fridge/freezer. Door to rear lobby.

#### **CONSERVATORY**

Dimensions: 26' 6" x 17' 6" (8.07m x 5.33m). High-quality flooring. Two ceiling fans. TV point. Double radiator. Casement door to garden. Radiator.

#### **STUDY/BEDROOM 5**

Dimensions: 18' 7" x 9' 6" (5.66m x 2.89m). Window to the rear. Cupboard housing boiler and door to the front. Consumer box.

#### **LOBBY**

Door to front and rear gardens. Pitched roof. Stone tiled floor. Wide door to:-

#### **BAKERY**

Dimensions: 13' 0" x 10' 8" (3.96m x 3.25m). Large fireplace with woodburning stove. Tiled floor. Window to the front and arch to:-

#### **INNER LOBBY**

Tiled floor. Cloaks cupboard.





#### CLOAKROOM/UTILITY

Plumbing for washing machine. Low-level WC. Wash hand basin. Half tiled walls. Tiled floor.

#### FIRST FLOOR

##### LANDING

Wide Oak stripped floor. Beamed walls and ceilings. Radiator.

##### BEDROOM 1

Dimensions: 16' 6" x 14' 2" (5.03m x 4.31m). Range of four wardrobe cupboards. Windows to the front and rear. Beamed walls and ceilings. Two radiators. Spiral staircase to studio/dressing room.

##### ENSUITE BATHROOM

Dimensions: 13' 6" x 10' 6" (4.11m x 3.20m). Double Jacuzzi bath. Low-level WC. Pedestal wash hand basin. Beamed walls and ceilings. Heated towel rail/radiator.

##### STUDIO/DRESSING ROOM/BEDROOM 4

Dimensions: 16' 6" x 14' 2" (5.03m x 4.31m). Inset ceiling spotlights. Wall beams. Shower cubicle, fully tiled with stainless steel controls and folding door. Two windows.

##### INNER LANDING

Steep staircase to attic. Radiator. Store cupboard. Wall and beamed walls.



##### BEDROOM 2

Dimensions: 11' 2" x 11' 6" (3.40m x 3.50m). Radiator. TV point. Wooden beamed ceilings.

##### ENSUITE BATHROOM

Bath and tiled splashbacks with shower attachment. Vanity unit with wash hand basin, cupboards below. Low-level WC. Linen cupboard. Heated towel rail.

##### BEDROOM 3

Dimensions: 15' 3" x 7' 2" (4.64m x 2.18m). Exposed wall beams. Radiator.

##### ENSUITE SHOWER ROOM

Tiled shower cubicle. Low-level WC. Wash hand basin.

## GARDEN

Gardens and grounds extending to in excess of 7 acres and are to the front side and rear of the property. Front gardens approached by a five bar gate to a private gravel drive with an abundance of mature shrubs, trees and bushes to either side leading to a large area for turning and parking with near complete privacy. Wide gated side access to rear gardens, laid to lawns with paved decked and gravel terraces with central ornamental pond with waterfall. Mature trees and bushes, including Silverbirch and Evergreens with step path to pond edge with timber bridge and landing stage (in need of repair). The land to the side of the property extends to approximately 7 acres and is laid to Meadow and Orchard and level and adjoins the pond. There is a large aluminium barn measuring 60' x 20'







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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