



RUSHMERE FARM

CROSSWAYS | COLEFORD | GLOUCESTERSHIRE





RUSHMERE FARM

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RUSHMERE FARM OFFERS A SUPERB EQUESTRIAN AND LEISURE PROPERTY PACKAGE SITUATED IN THE FOREST OF DEAN. WITH THREE-BEDROOM FARMHOUSE, ATTACHED ONE BEDROOM ANNEXED FLAT, AN ESTABLISHED CAMPING AND CARAVAN SITE, STABLES, CART HOUSE, OUTBUILDINGS AND YARD WITH ADDITIONAL ACCOMMODATION ABOVE THE STABLES WITH RINGFENCED PADDOCKS AND GRASSLAND EXTENDING IN TOTAL TO 21.22 ACRES (8.59 HECTARES).

- Superb accessible location in a beautiful position within open countryside •
 - A spacious and well-presented three-bedroom farmhouse •
- Attached one bedroom annexed flat known as The Flat, Rushmere Farm •
 - Attached coach house with 4 stables and tack room with additional two-bedroom stable flat above •
- Established caravan and camping site with 18 caravan and 40 camping pitches •
 - Custom built shower and accommodation building •
 - Additional stable building with 2 stables •
 - Steel framed coach house with workshop and mezzanine floor •
 - Four bay fully enclosed general purpose agricultural building with expansive yard area •
 - Ring fenced pastureland with paddocks •
- Excellent appeal to equestrian, leisure, commercial, recreation and rural enterprise interests •
 - Extending in total to approximately 21.22 acres (8.59 hectares) •

Coleford 0.8 miles • Monmouth 5 miles • Cinderford 7 miles
Chepstow 13 miles • Hereford 21 miles • Gloucester 21 miles
Newport 30 miles • Bristol 31 miles • Bristol Parkway Railway Station
26 miles • Bristol Airport 41 miles • London Heathrow Airport 124 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Rushmere Farm is surrounded by glorious Gloucestershire countryside positioned west of the town of Coleford. The nearest public house to Rushmere Farm is The Gamekeepers Inn at Five Acres, offering a traditional pub with a popular menu and an extensive wine and beer list. The Ostrich Inn at Newland, offering real ales from local brewers and good locally sourced food in a pub dating from 1694 is just a 1.5 mile drive from Rushmere Farm. For golf enthusiasts, Forest Hills Golf Club is just 1.5 miles from the property. For lovers of the great outdoors, there are an abundance of activities that the Wye Valley and Forest of Dean have to offer, including Puzzlewood, Go Ape, Dean Heritage Centre, Clearwell Caves, Perrygrove Railway and Beechenhurst Forest. For riding enthusiasts there is some of the finest out-riding in the country direct from the property.

Rushmere Farm is located less than a mile from the centre of Coleford to the east and 5 miles from the town of Monmouth to the west and within easy access of the main road links to the Staunton Road, A4136, A466, A40 at Monmouth and on to the M50 at Ross-on-Wye. The cities of Gloucester, Hereford, Cardiff and Bristol are all within an hour's drive and connections to main line trains, reaching London Paddington in under 2.5 hours, can be found at the railway station in Gloucester just 20 miles from the property.

Monmouth is located just 5 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.

Cinderford is just 7 miles from the property and is a thriving old mining town highly regarded for its extensive range of local facilities, amenities, employment and educational establishments as well as the renowned Cinderford Rugby Club.

Gloucester is just 20 miles away from the property with all the benefits a city has to offer, such as a bustling Hight Street, Gloucester Keys shopping district, Gloucester University and Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. Gloucester Cathedral is one of the finest examples of gothic architecture in the UK and Cheltenham Racecourse is just seven miles from the city, host to the world-renowned Gold Cup.



THE FARMHOUSE & ANNEXED FLAT

From the Scowles Road a poplar lined drive leads up to the farmhouse and buildings, with a post and rail paddock on the left-hand side. The farmhouse is beyond the paddock on the left, a spacious three-bedroom residence with attached one bedroom annexed flat.

Externally, the property is of a brick stone construction with brick, stone and rendered elevations under pitched rooves. The property benefits from mains water and electricity, biomass and oil-fired central heating, open fireplace and double-glazed windows throughout.

Accessed from the tarmacked parking area to the front, Rushmere farmhouse accommodation is set out with all the bedrooms and bathroom on the ground floor and living accommodation above. The timber framed door opens into an entrance hall with storage room to the side and downstairs shower room with walk in shower, wc and wash basin. The central hallway then provides access to the two standard double bedrooms, both with inbuilt storage cupboards and the principal double bedroom, also with inbuilt cupboard storage. To the side of the central hallway is a glazed wall with door to the stable yard.

From the hallway stairs lead up to the 1st floor landing and upstairs cloakroom with wc and wash basin and an airing cupboard. Accessed off the left-hand side of the landing is the kitchen / diner with boarded floor, wall and base timber units with integral appliances and metal sink and kitchen table. The kitchen benefits from triple aspect windows to the front, side and rear providing views across the property.

On the far side of the landing and opposite the kitchen is the sitting room with exposed beams, carpeted floor and spectacular Georgian surround fireplace with open fire and dual aspect windows to the sides giving the room a light and warm feel providing a perfect space to relax and unwind. The sitting room also features an internal door which provides internal access to the attached annex.

The annex, known as The Flat – Rushmere Farm, currently let out on an Assured Shorthold Tenancy, can be accessed independently from the farmhouse with steps from the outside leading up to the front door opening out into the open plan kitchen / dining room with timber panelled walls, wall and base units and metal sink. Adjacent to the kitchen diner is the shower room with walk in shower, wc and wash basin.

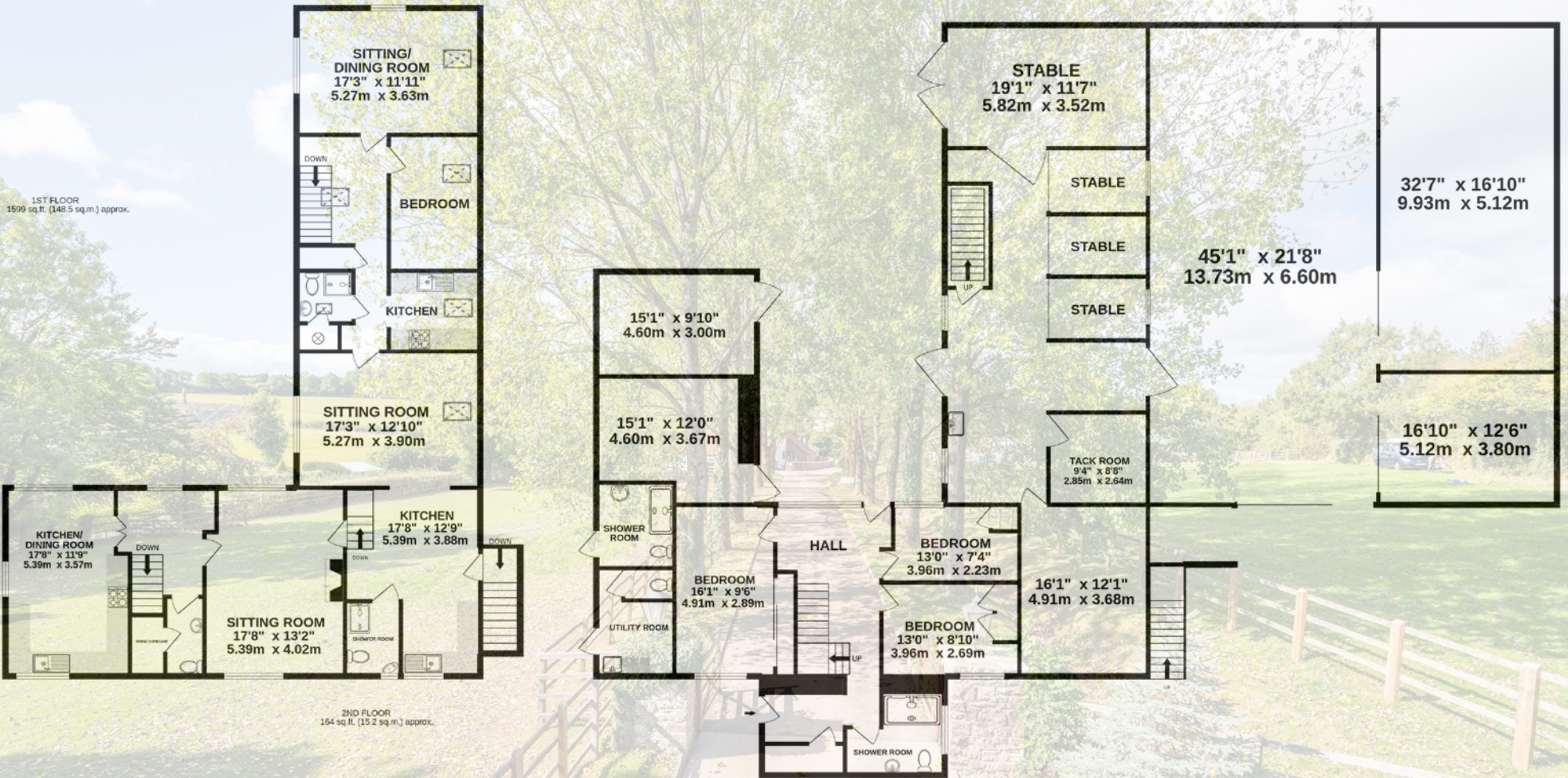
Beyond the kitchen is the sitting room with dual aspect window and skylight to the front and rear and carpeted floor. The sitting room also features an interconnecting door to the stable flat.

The overall accommodation of the farmhouse is bright, spacious, and well thought out. The annexed flat provides a useful additional income stream but could also be incorporated back into the main residence to cater for multi-generational living.



FLOORPLANS

GROUND FLOOR
3962 sq.ft. (368.0 sq.m.) approx.



TOTAL FLOOR AREA : 5724 sq.ft. (531.8 sq.m.) approx.

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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CARAVAN AND CAMP SITE

Situated in the beautiful Forest of Dean and Wye Valley which host some of the UK's best outdoor activities, and with out-riding and walking direct from the property, Rushmere Farm caravan and campsite is perfectly positioned to cater for the strong tourism demand of the area with frequent bookings throughout all four seasons.

Positioned north of the farmhouse and set away from it via a track is the excellent Rushmere Farm caravan and camp site. A Certificate of Lawfulness (CLEUD) was granted in 2006 under planning reference P1915/05/FUL securing a permanent consent for the use of the site for 12 caravans and 30 tents. A subsequent application for the custom-built amenity shower block and increasing the site to accommodate 18 caravan and 40 camping pitches was applied for and approved in July 2012 under planning reference P1042/12/FUL/.

The camping and caravan site is set over two immaculate level rectangular field enclosures with post and rail fencing with an additional overspill area extending in total to approximately 3.79 acres. The bespoke shower accommodation block is positioned between the two fields in the centre and is fully wheelchair accessible with tiled surround and tarmacked access track. All caravan pitches are fully serviced with electricity hook up points and there are also additional showers and toilets attached to the main farmhouse.

The campsite operates all year round and is fully established bringing in a strong turnover every year, with many repeat customers. Given the additional land at Rushmere Farm, there would be the possibility to scale up and grow the camping and caravan enterprise further, subject to obtaining the necessary planning consents.







COACH HOUSE, STABLES FLAT, OUTBUILDINGS AND LAND

Attached to the side of Rushmere Farmhouse is a stone built stable block with stone elevations under a pitched tiled roof with two fully enclosed 4.6m X 3.6m stables.

Opposite, on the far side of the yard and also attached to the farmhouse is the cart store and stables featuring three stunning open stables with one fully enclosed end stable. The impressive metal work of the stable stalls is all Victorian from the renowned St Pancras Iron Work Co. On the right-hand side of the entrance is the fully enclosed tack room and fully enclosed saddle room which also houses the boiler.

An internal staircase from the stables leads up to the Stables Flat where a landing provides access to a sitting/dining room which can double up as a bedroom with carpeted floor, exposed beams and triple aspect windows to the sides and rear. Also accessed off the landing is a double bedroom, a shower room with shower cubicle, wc and wash basin and a galley kitchen with wall and base units, metal sink and electric oven with four ringed hob. At the end of the landing is the interconnecting door providing access to the annexed flat.

The stables Flat provides some very useful additional accommodation which again could be incorporated into the annexed flat or the main dwelling.

From the stables a door opens into the excellent steel portal framed block and brick-built coach house with roller shut doors, mezzanine hayloft and two enclosed workshops.

Beyond the coach house is the extensive concreted yard area and impressive fully enclosed steel portal framed general purpose building with concrete floor, panelled walls, and insulated roof. The building also features an internal lock store. The steel portal framed building and yard are set away from the house and could be used for a range of possible uses subject to obtaining the necessary planning consents.

The land at Rushmere Farm extends in one ringfenced compartment featuring a series of three post and rail paddocks close to the buildings and three extensive field enclosures. The first field enclosure extends to the north-west of the yard area featuring a drainage pond with independent gated roadside access from the Staunton Road. Interconnecting gates provide access to the second enclosure to the north-west of the campsite with the third enclosure to the north-east with independent roadside access to the east.

The land is all level and has been well maintained through grazing and mowing for hay/silage and is in very good heart. The internal fences and boundaries are in good condition, with stock proof fencing and hedging throughout.

The coach house is rated for business rates and so can be used for commercial purposes and historically Rushmere Farm has been home to a riding school for a ten year period so would certainly appeal to anyone with commercial or equine interests.

In total all the land and buildings at Rushmere Farm extend to approximately 21.22 acres (8.59 hectares).



OUTBUILDING FLOORPLAN

GROUND FLOOR 4523 sq.ft. (420.2 sq.m.) approx.



TOTAL FLOOR AREA : 4523 sq.ft. (420.2 sq.m.) approx.

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KEY INFORMATION

Services: The property benefits from mains electricity and water, biomass and oil-fired central heating, and double glazing. Foul drainage is to the mains sewer.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Basic Payment Scheme: The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale but may be available for sale by separate negotiation.

Council Tax Band: Rushmere Farm is classified as Band E.

Non-Domestic Business Rates: It is understood Non-Domestic Business Rates are payable on the Camp Site and the Coach House.

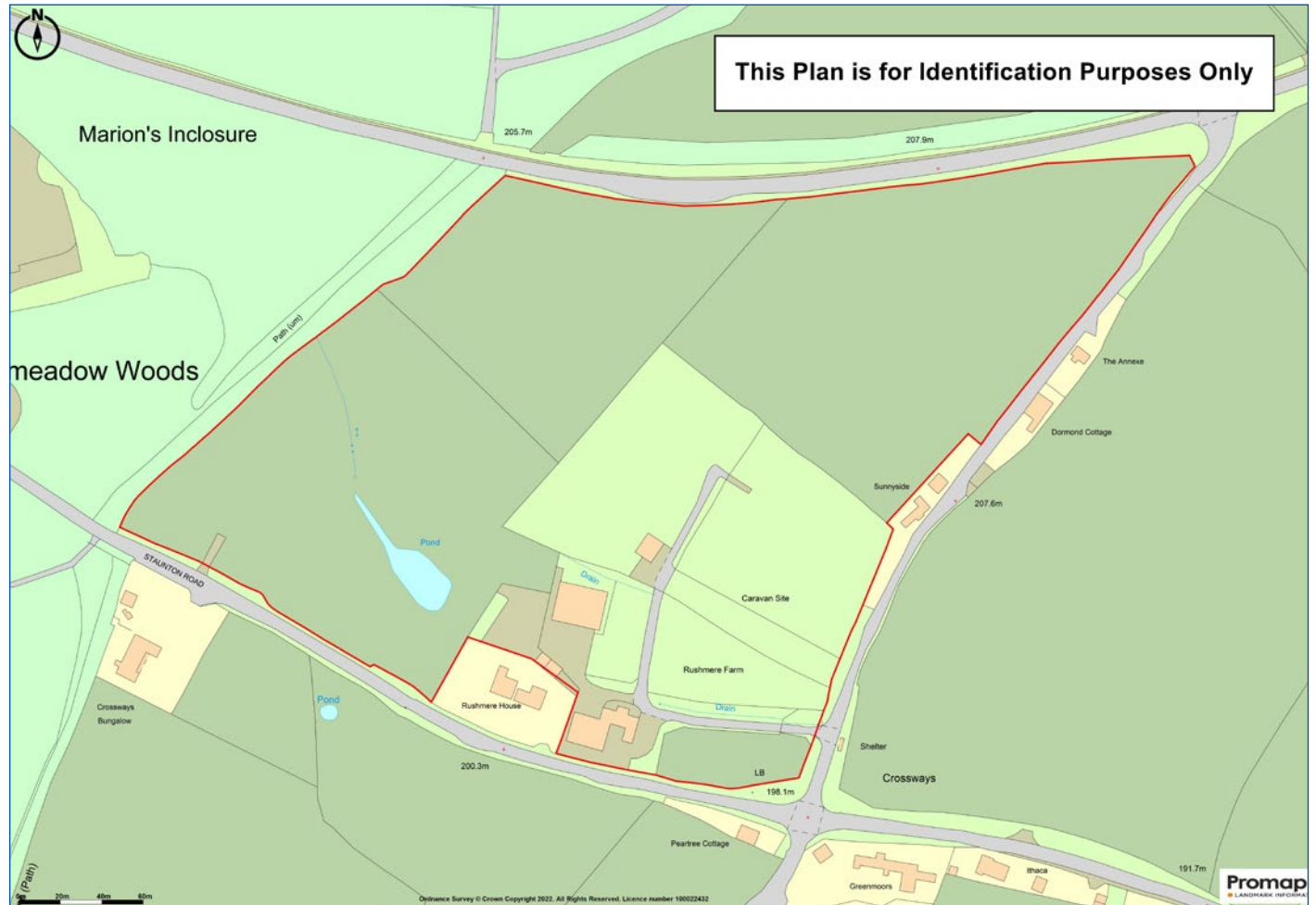
Local Authority: Forest of Dean District Council. Telephone: 01594 810000.

Viewings: Strictly by appointment with the selling agents on set viewing days.

Directions: From the A40 at Monmouth, cross the Wye Bridge onto the A466 signposted Chepstow / Forest of Dean. Continue straight onto the A4136 Staunton Road for approximately 4.2 miles (passing through Staunton). At the traffic lights take the right hand turn signposted Coleford/ Perrygrove/ Clearwell Caves. Proceed for approximately 0.5 miles until you reach the crossroads. Take the left-hand turn and the property is immediately on your left-hand side.

Postcode: GL16 8QP

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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