



LOWER CARTERSPIECE FARM

ENGLISH BICKNOR | COLEFORD | GLOUCESTERSHIRE



LOWER CARTERSPIECE FARM

ENGLISH BICKNOR | COLEFORD | GLOUCESTERSHIRE | GL16 7ER

LOWER CARTERSPIECE FARM OFFERS AN IMPRESSIVE DIVERSE RURAL PROPERTY PACKAGE BURSTING WITH POTENTIAL AND IS A RARE FIND WITHIN THE HEART OF THE ROYAL FOREST OF DEAN. INCLUDING A PERIOD FARMHOUSE, THREE DELIGHTFUL, INDIVIDUAL HOLIDAY LET PROPERTIES AND A RANGE OF OUTBUILDINGS ALL SITTING WITHIN APPROXIMATELY 1.9 ACRES. OFFERING A PURCHASER SCOPE FOR FURTHER DEVELOPMENT WHILST APPEALING TO THOSE IN THE TOURISM AND LEISURE INDUSTRY AND ALSO MULTI-GENERATIONAL FAMILY PURCHASERS.

- Spacious and versatile period farmhouse set over three floors •
 - Three individual holiday let properties boasting a positive ongoing revenue •
 - A range of convenient outbuildings •
- Set in approximately 1.9 acres of gardens and paddocks •
- The farmhouse has been carefully restored offering an abundance of character and charm throughout •
 - Excellent rural but accessible location •
 - Located 2.5 miles from the town of Coleford •
 - Off road parking available for multiple vehicles •
 - Offered For Sale by private treaty •
- Surrounded by stunning Gloucestershire countryside yet boasting links to the larger centres of Gloucester / Bristol / Cardiff / London •

DISTANCES FROM LOWER CARTERSPIECE FARM

Coleford 2.5 miles • Ross-on-Wye 9.1 miles
Monmouth 9.9 miles • Gloucester 18.2 miles • Bristol 33 miles
Cardiff 43.8 miles • London 123 miles
Lydney Train Station 10.8 miles • Chepstow Train Station 15.4 miles
Gloucester Train Station 18.2 miles
Bristol Airport 42.6 miles • Cardiff Airport 58.9 miles
Birmingham Airport 73.7 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

Lower Carterspiece Farm is situated in an extremely private, secluded location accessed via a no through country lane. The property is surrounded by open countryside and forestry commission land providing superb access to bridle paths and footpaths for outriding and forest walks.

English Bicknor is a small village on the outskirts of the popular market town of Coleford which benefits from a range of shops and services which will meet all your daily needs.

Monmouth, just 9.9 miles away, boasts excellent schools including Haberdashers Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Gloucester is just under 20 miles away from the property with all the benefits a city has to offer, such as a bustling High Street, Gloucester Quays 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.

Lower Carterspiece Farm offers peace and tranquility, however, for commuters the motorway networks accessing Bristol, the Midlands and the South West can easily be reached by J2 of the M48 leading to the M4 or alternatively J1 of the M50 at Ross-on-Wye leading to the M5. 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 Bristol Parkway and Gloucester.

An abundance of tourism and recreational activities exist within The Forest of Dean and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Lower Carterspiece Farm offers an excellent opportunity to acquire a period farmhouse, three individual holiday properties and a variety of useful outbuildings set within approximately 1.9 acres. The property was restored by the current owners who have created a superb rural property package however, there is scope for a purchaser to develop Lower Carterspiece Farm further and enhance the already profitable business.



Stepping through the front door of this beautifully restored farmhouse, you're welcomed into a warm and inviting sitting room. The room is filled with character, boasting a fireplace with woodburning stove and exposed beams. An arched doorway leads to the spacious Farmhouse kitchen / dining room, where handcrafted oak cabinets, including a pullout larder cupboard, sit harmoniously beside an inglenook fireplace with recess for a Range cooker. Openings from the kitchen and dining area lead into the garden room which can also be used as a dining area highlighting this properties versatility. A utility room and boot room can be found to the rear of the kitchen. Completing the ground floor accommodation from the kitchen a door leads to a snug, study and bathroom which could easily be used as a ground floor bedroom suite if needed.

Stairs from the kitchen / dining room lead up to the first floor accommodation. The principal bedroom is beautiful and benefits from an en-suite bath, exposed beams and Velux windows to the front aspect. Bedroom two also has exposed beams and views over the surrounding countryside. Bedroom three is best used as a dressing room, nursery or office due to its unusual layout and completing this floor is a shower room and w.c.

Stairs from the first floor landing lead to the second floor which comprises of two further bedrooms with a door between them.

HOLIDAY LETS / OUTBUILDINGS

In addition to the main residence are three individual holiday properties and an array of outbuildings. All unique however all providing a healthy income for the current owners. The holiday lets comprise of The Stables, The Granary and The Hut on the Hill.

The Stables: An impressive two bedroom detached barn conversion brimming with charm comprising of a sitting room, kitchen / dining room, en-suite bathroom and private patio with space for a hot tub and table and chairs. A path leads to the parking area and another path leads to a private lawn area with gate to the Farmhouse garden. (Sleeps Four)

The Granary: A first floor quirky loft style apartment comprising of a kitchen / dining / living room, bathroom, bedroom and private balcony. (Sleeps Two)

The Studio: Situated below The Granary, an excellent space that has been previously used as the base for a local photographer. The Studio offers excellent scope for further development with a door leading to a garden room at the rear and a toilet attached which is accessed externally.

Outbuildings: Positioned to the side of the Granary and the rear of the Farmhouse the outbuildings are extremely useful for storage but could also offer further scope for development subject to the necessary consents.

The Hut on the Hill: A bespoke shepherd's hut with bed, kitchenette and en-suite shower room with w.c. In addition, there is a detached stone barn which is currently used as an outdoor kitchen and offers storage facilities for the Shepherd's hut (Sleeps Two).



The Farmhouse



The Farmhouse



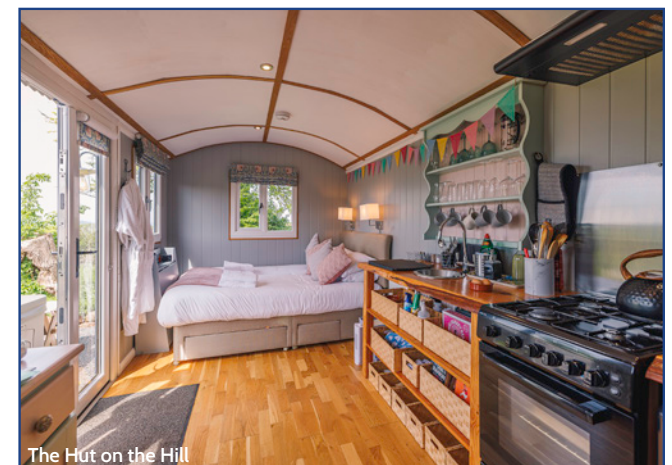
The Granary



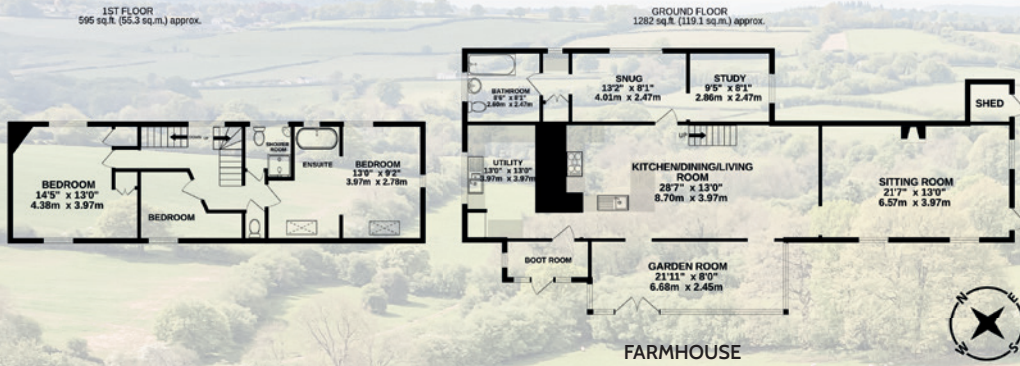
The Stables



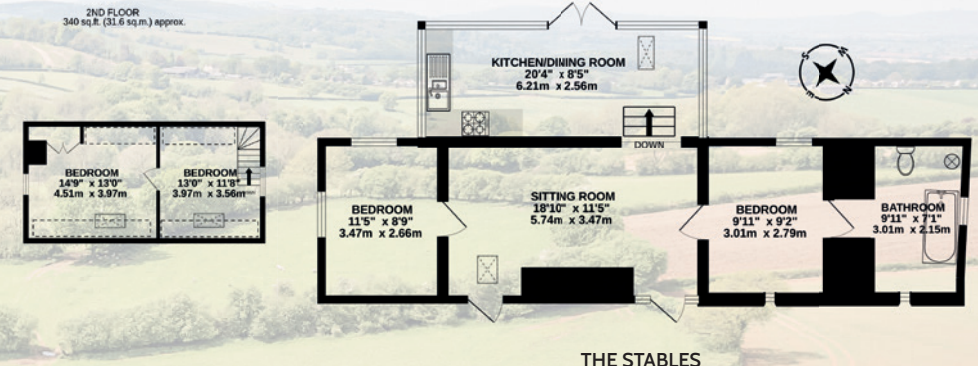
The Stables



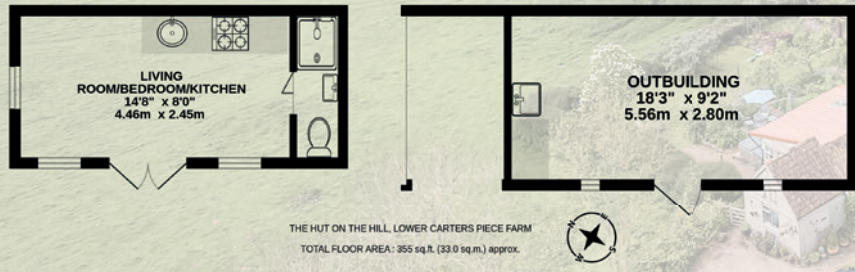
The Hut on the Hill



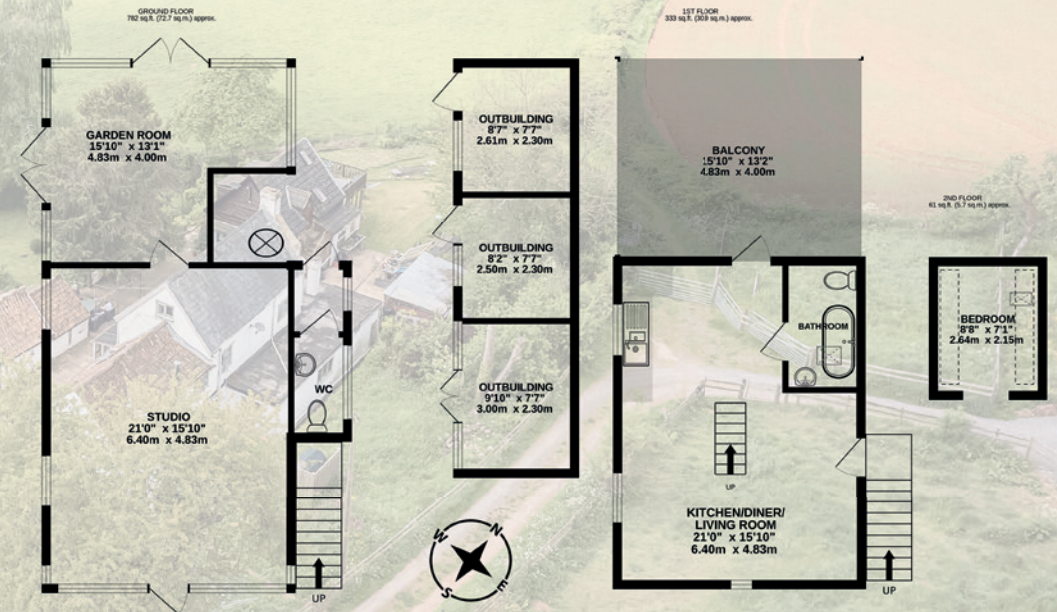
Total Floor Area: 2218 sq ft (206.0 sq.m) approx



Total Floor Area: 669 sq ft (62.1 sq.m) approx



THE HUT ON THE HILL
Total Floor Area: 355 sq ft (33.0 sq.m) approx



THE GRANARY & THE STUDIO
Total Floor Area: 1176 sq ft (109.3 sq.m) approx

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.

OUTSIDE

The property is accessed via a Forestry Commission track, with full right of access. Lower Carterspiece Farm benefits from two parking areas offering ample space for multiple vehicles, extremely convenient for holiday makers. The gardens beautifully wrap around the farmhouse and holiday properties, featuring a large patio, mature fruit trees and offering excellent views over the lawns and countryside beyond.

In addition to the formal gardens there are two stock proofed paddocks with field shelter and water supply. There is also a small area below the The Hut on the Hill which could be used as a wildflower meadow or similar.

Altogether, the grounds extend to just approximately 1.9 acres.

KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold

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.

Council Tax Band: G

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

Viewings: Strictly by appointment with the selling agents

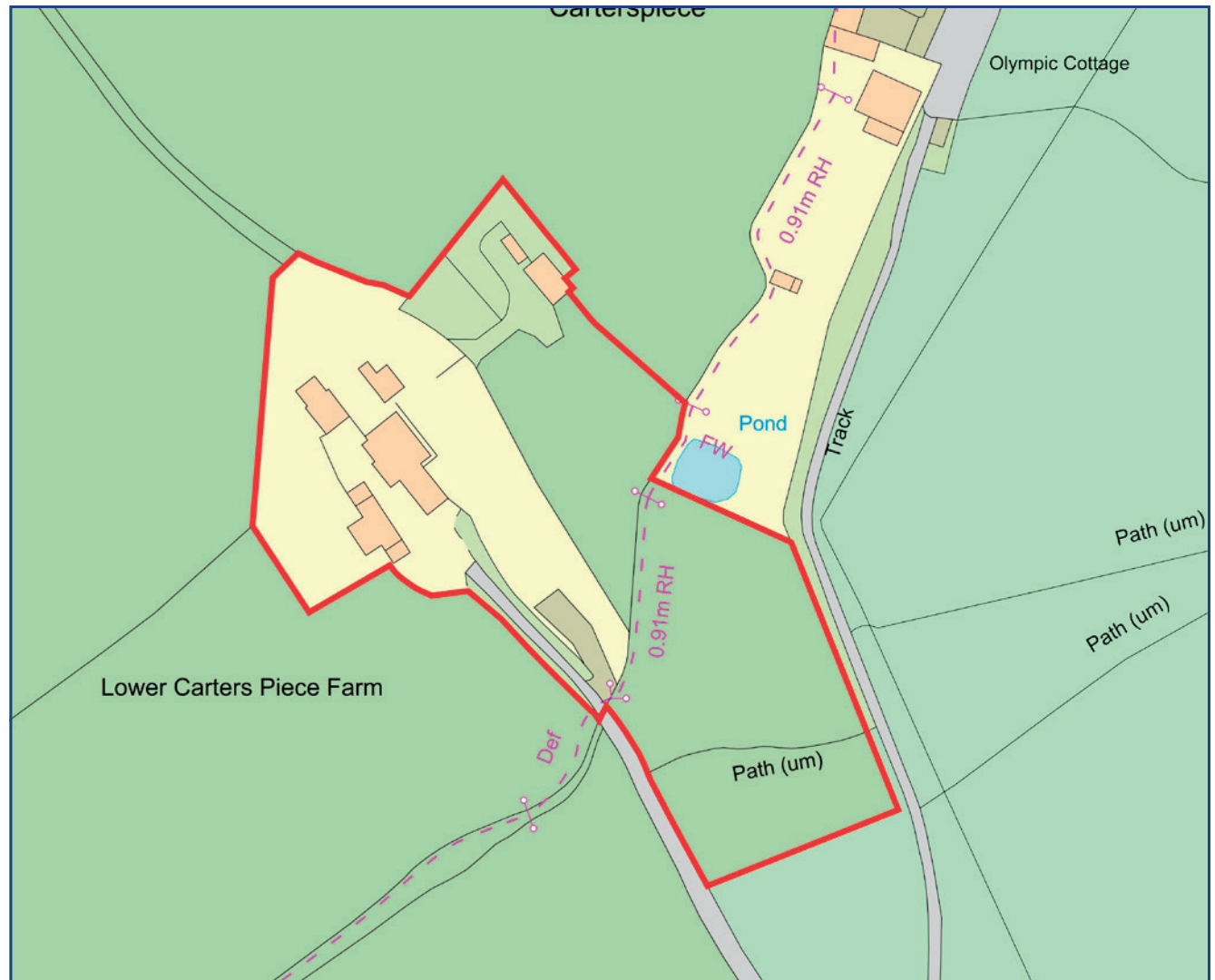
Directions: From Coleford town traffic lights, head out of Coleford using Gloucester Road / B4028. Continue on this road passing Forest Hills Golf Club on your left. At the lights, go straight ahead and stay on this road until you reach the junction signposted Monmouth left and Gloucester right. Turn right and eventually you will reach a left hand turning for Lower Carterspiece Farm which is signposted with bunting on the roadside. Take this turning and then bear left down the forestry commission track. Proceed with caution as the track can be slightly bumpy dependant on the weather.

Postcode: GL16 7ER

/// shuffle.bolsters.fractions

ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140

E enquiries@powellsrural.co.uk

W www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared October 2024.