Ford House Farm Ford House Road, Newent GL18 1LQ

Guide Price £950,000

naylor powell

Ford House Farm Ford House Road, Newent GL18 1LQ

• Impressive Farmhouse with scope to improve • Georgian character features • Vast and versatile accommodation • Two and half acres of grounds • Various outbuildings with potential • EPC F32 • Forest of Dean District Council tax band G £4221.45 (2026/27) - Freehold

naylor powell

1 High Street, Newent, GL18 1AN

01531 828970
newent@naylorpowell.com
www.naylorpowell.com

Guide Price £950,000

Accommodation

Ford House Farm is a magnificent Georgian farmhouse in the heart of the countryside. This beautiful family home demonstrates the elegant architecture of the era with its glorious high ceilings, sash windows and decorative woodwork. The grounds of the home occupy a plot of approximately two and a half acres with large grass lawns, allotments and areas of fruit orchard and woodland. Various outbuildings are situated around the land to include a large undeveloped barn, stables and store rooms.

Ground Floor

Through the grand front door, the imposing entrance hall welcomes you into the home. The hall demonstrates the age of the property with stunning high ceilings, quarry tiles to the floor and decorative glass and woodwork. Doors lead off to the ground floor accommodation and stairs take you to the first floor. To the left of the entrance hall is a beautifully proportioned reception room with large sash bay window and stripped wooden floors. The bay window is framed with original wood panelling and shutters and has a stripped wooden window seat to enjoy the views. Picture rails frame the high ceilings while an inset woodburning stove with stone hearth and decorative surround sits next to a picture window. A door to the rear of the room leads to a store/workshop with windows to the front and side.

A second well-proportioned reception room can be found to the right of the entrance hall. A large sash window with decorative wood panelling overlooks the front of the home. In front of the chimney breasts sits a woodburning stove on a stone hearth. The entrance hall leads through to a rear lobby which takes you to the country kitchen and three further reception rooms.

At the heart of the large country kitchen is a stunning inglenook fireplace with brick surround, stone hearth and wood burning stove creating the perfect spot to enjoy a good book. Ample storage space can be found in the pale blue, wall and base mounted kitchen cupboards. Appliances include an electric double oven and stainless-steel sink unit with mixer taps. Guests will argue over the

washing up to enjoy the garden views from the substantial sash window above the sink. The design of the kitchen allows for a generous dining table for the family to gather in the centre of the room.

A rear lobby with storage space leads to a utility room and WC. There are storage cupboards and space for appliances. A window with lovely wooden shutters overlooks the garden. Steps from the lobby lead down to a practical boot room and door to the garden.

From the inner lobby you will find three further reception rooms to include a living room, study, and library. The living room exhibits the earliest features of the property which dates back to the 1600's. The stunning brick fireplace with inset woodburning stove sits alongside a charming original bread oven. Wooden beams and a large sash window overlooking the garden completes the room.

First Floor
Leading up the decorative wooden staircase you arrive at the gallery landing. From the landing, doors lead to the six bedrooms and stairs take you to the second floor.

The master bedroom suite can be found to the rear of the home. The charming room has been designed in a neutral palette to make the most of the exposed wooden flooring. The sash window overlooks the rear garden, and a door leads you through to a large en-suite bathroom. The bathroom comprises a white suite with bath, wash hand basin and WC. Within the room is a charming original fireplace and sash window to the rear. A door from the bathroom leads you through to a wonderful walk-in wardrobe.

On the first floor are five further bedrooms which includes four generous double rooms and a single. The bedrooms are packed with beautiful character to include original cast iron fireplaces and wooden beams. Each bedroom enjoys glorious views over the surrounding land. Along the landing is a family bathroom which comprises a traditional white suite with a WC, pedestal wash hand basin and bath with shower over. A window to the side offers beautiful rural views.

Second Floor
From the landing a latch door leads you to two staircases which take you to the magnificent attic rooms. This huge space displays the bones of the building and its stunning oak beams. The attic is divided into five separate areas with picture windows positioned to give far reaching rural views. With appropriate architectural advice, this large space could be designed to create superb additional bedrooms and bathrooms for the property.

Gardens and Outbuildings

The driveway is bordered by mature woodland and leads to parking and turning area providing space for several vehicles. The outbuildings and barns are to the right of the house and offer vast potential for development and also various uses. There is a large barn, with store rooms and workshop and stable block. The gardens are mainly laid to lawn and boasts a productive vegetable area, established fruit orchard and selection of mature trees and plants. The property is adjacent to a neighbouring lake and so enjoys an array of local wildlife. There is also access to

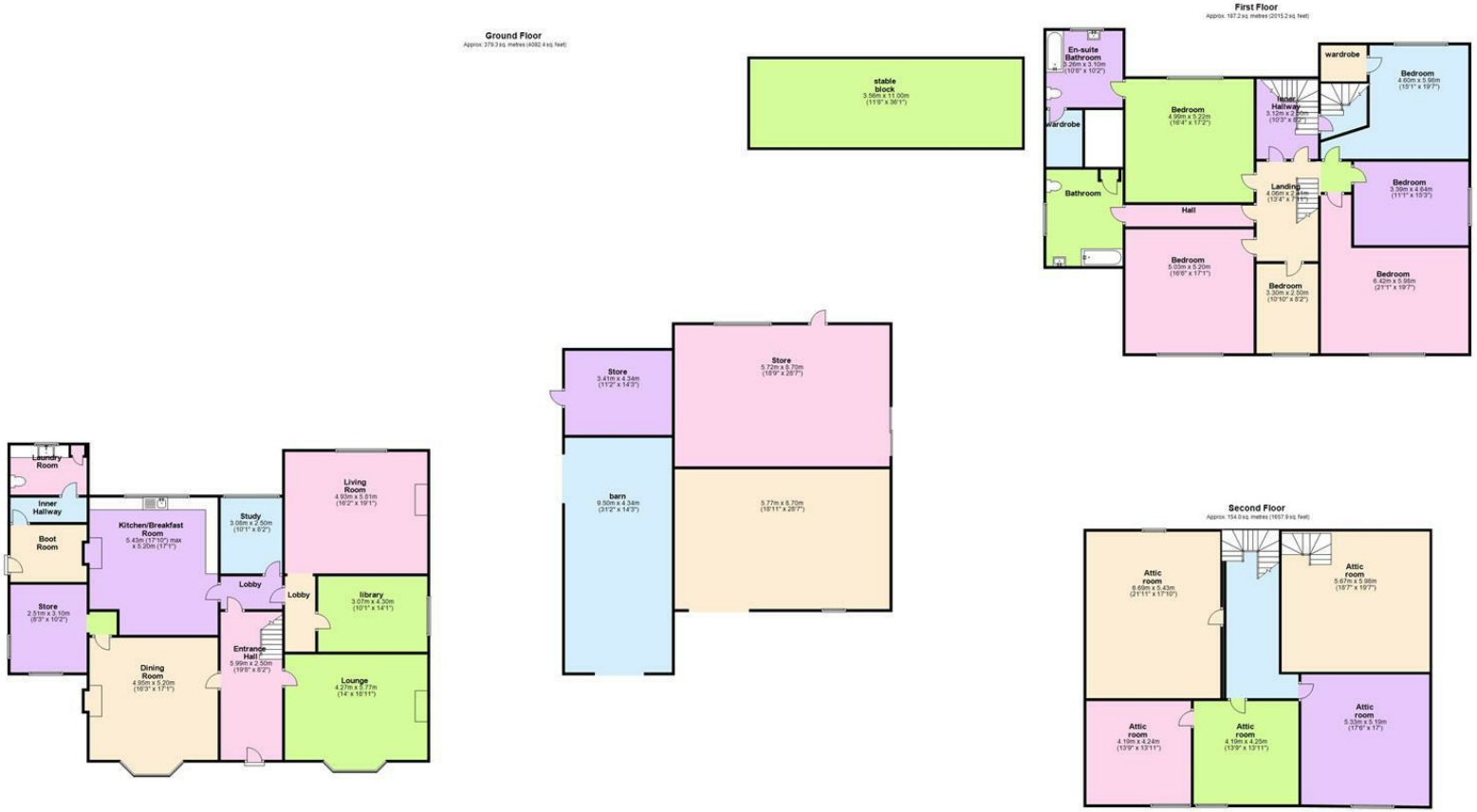
a good sized cellar. The total plot measures approximately 2.5 acres.

Material Information

Tenure: Freehold
Council tax band: G
Local Authority: Forest of Dean District Council
£4,221.45 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Solid fuel heating system
Broadband speed: Basic 18 Mbps, Superfast 80 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three

Directions

From Newent High Street head out of town going straight over at the traffic lights towards Dymock. Take the first right onto Tewkesbury Road and follow this for approx. 1 mile before turning left onto Ford House Lane. Follow the track to the end where the property can be found.



Total area: approx. 720.5 sq. metres (7755.5 sq. feet)

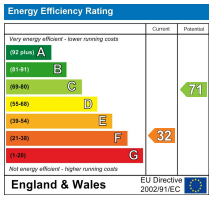
1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com

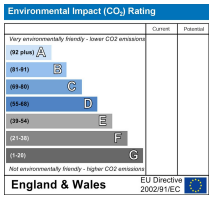
naea | propertymark PROTECTED

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





naylor powell