

Springfields Farm · Little Witcombe · Witcombe

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Springfields Farm
Little Witcombe
Witcombe
GL3 4TU

A historic countryside farmhouse now in need of modernisation but full of charm and character with 7 acres of paddocks and gardens, outbuildings/stables 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.

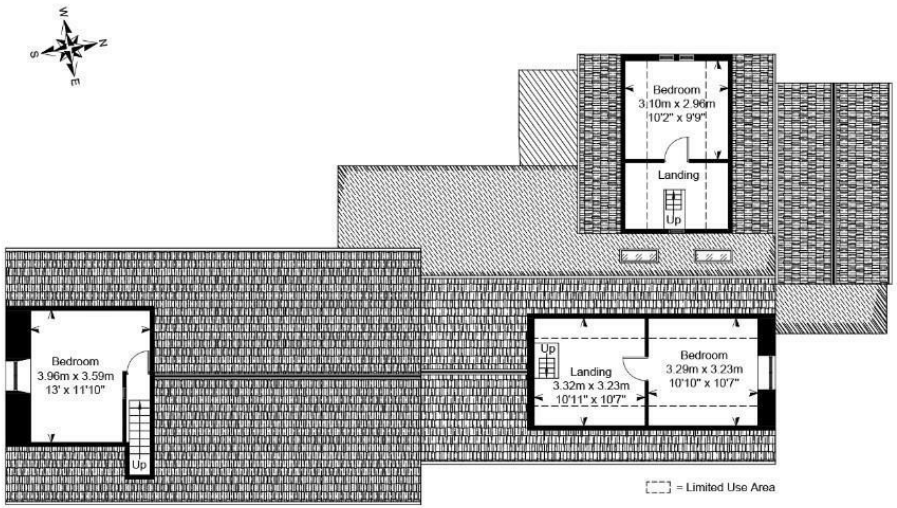


Springfield Farm, Crickley Hill, Witcombe, Gloucestershire

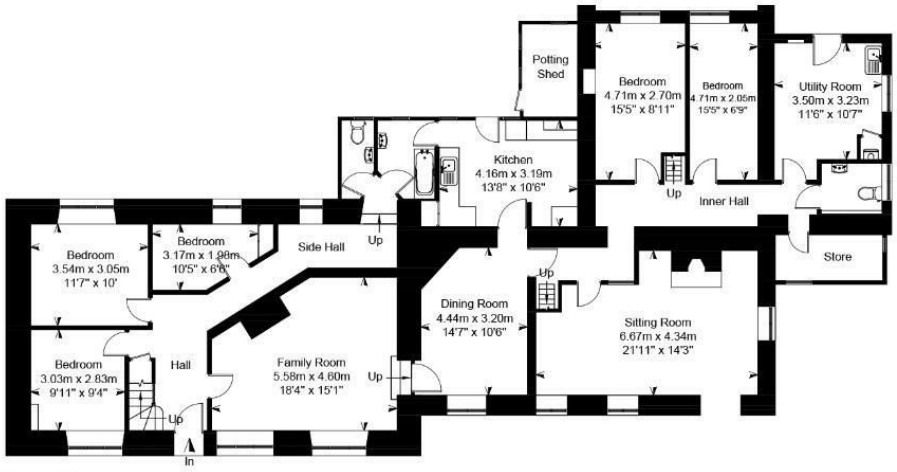
	Approximate IPMS2 Floor Area
House	256 sq metres / 2756 sq feet
Dutch Barn	112 sq metres / 1205 sq feet
Store Rooms	23 sq metres / 247 sq feet
Former Dairy	98 sq metres / 1055 sq feet
Total	489 sq metres / 5263 sq feet
(Includes Limited Use Area	15 sq metres / 161 sq feet)

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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



First Floor

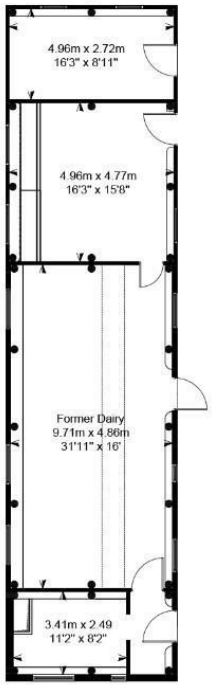


Ground Floor

Dutch Barn



Former Dairy



SUBJECT TO CONTRACT

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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.

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