

GREENHAY FARM

COOMBE
GLOUCESTERSHIRE





GREENHAY FARM, COOMBE, WOTTON-UNDER-EDGE, GLOUCESTERSHIRE, GL12 7ND



PRICE GUIDE £1,500,000

A FABULOUS GRADE II LISTED FARMHOUSE WITH EXTENSIVE OUTBUILDINGS INCLUDING A NEWLY RENOVATED BARN, IDEAL FOR CONVERSION TO AN ANNEXE, STABLING AND NEARLY 6 ACRES OF PADDOCKS, WITH EXCEPTIONAL VALLEY VIEWS

Reception Hall, Kitchen/Breakfast Room, Sitting Room, Snug, Cloakroom, Utility, Billiard Room, Games Room, 5 Bedrooms, 2 Bathrooms, Cellar, Tack Room, 4 Stables, Barn, Garage, Cattle Shed, Large Store space, Carport, circa 6 acres of Paddock





Steeped in history and located in the most idyllic rural setting, Greenhay Farm offers a substantial family home. With stabling, paddocks and numerous outbuildings, the property is ideally suited to an equestrian family.

Located along a quiet country lane, the house and grounds offer a rural haven of tranquility. Gated access opens into a spacious courtyard with ample parking. Steps lead up to the main entrance which opens into a flagstone reception hall. The kitchen and breakfast area runs the width of the house, overlooking the garden to the rear and the courtyard stables to the front. Fitted with shaker style units and a cream Aga, the kitchen has a lovely homely feel with feature water well in the breakfast area. A cosy sitting room with inglenook fireplace and woodburning stove inset, provides a lovely room for entertaining and there is also a dual aspect snug, again with woodburning stove. The house is blessed with a plethora of period features, including aged beams, feature fireplaces, boarded floors, shutters and a fabulous full height cellar.

There is also a tremendous billiard/games room with vaulted ceiling and aged beams, overlooked by a mezzanine minstrels gallery. A utility room and separate cloakroom are situated adjacent to the games room.

An impressive stairwell with feature window leads to the first floor with three bedrooms and family bathroom. A further two bedrooms are located on the top floor, together with another bathroom.

The grounds are extensive and comprise in total nearly 6 acres overlooking stunning open countryside. There is a large courtyard area with 4 stables and a tack room plus a barn offering scope for further development (subject to the necessary consents). Additional outbuildings include a large barn plus cattle shed. The garden is to the rear and side of the property and is level and of a good size, with lovely far reaching views and various seating areas.



LOCATION

Greenhay Farm occupies the most spectacular rural location just a short distance from the thriving Market town of Wotton-under-Edge. The Cotswold Way and National Trail passes through the town, with the main shopping streets packed with small family run shops selling an array of products. The town also offers various eateries and public houses and two supermarkets. The town itself retains many historic buildings, one housing a local cinema. Other facilities within the area include a swimming pool, well regarded primary and secondary schools together with a choice of golf courses nearby.

Greenhay Farm offers access to good commuter links with Junction 14 of the M5 motorway and Junction 18 of the M4 motorway easily reached, providing access to Bristol, Gloucester and London and Bath. Alternatively, rail access is available at Kemble or Bristol Parkway.

DIRECTIONS

From our Stroud Office take the A46 south toward Bath and turn right at the traffic lights at Calcot on to A4135 towards Dursley. Pass the Hunters Hall pub and then take the second left hand turning towards Wotton Under Edge on the B4058. Continue along passing Cotswold Edge golf course and down the winding roads heading towards the town. At the bottom of the hill, turn left signposted Coombe and follow the lane along until you see the red brick Severn Trent building. Take the first left hand turning and climb the hill for a short distance. As the road forks, take the right hand lane, continue on up for a short distance, where the property can be found on the right hand side.

AGENT'S NOTE

There is a public footpath running along the edge of one of the paddocks.

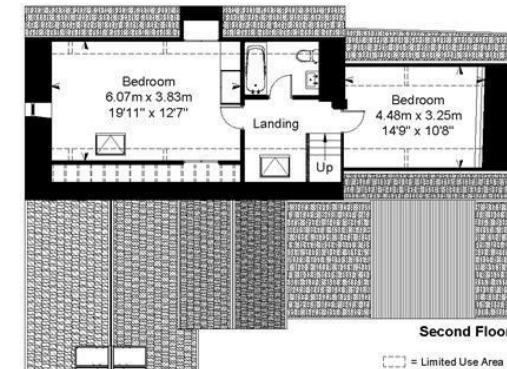
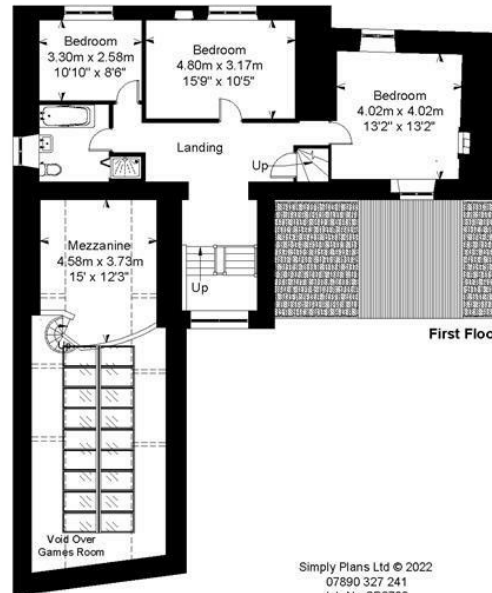
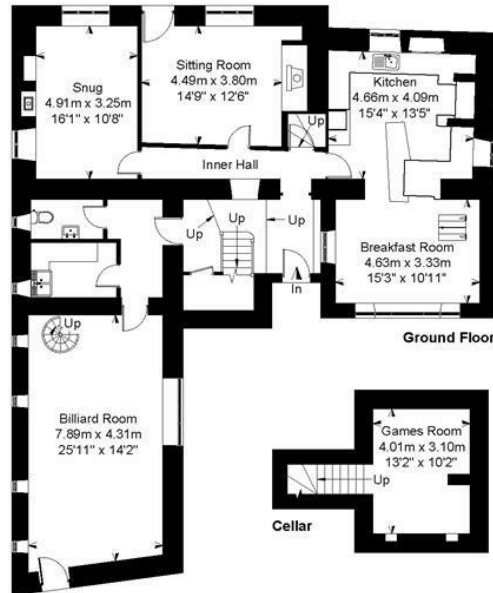
TENURE	Freehold
EPC	EER: Current null / Potential null
SERVICES	All mains services are believed to be connected to the property. Gas Central Heating, with partial underfloor heating at ground floor level. Council tax band G.
VIEWING	By prior appointment with MURRAYS ESTATE AGENTS, Stroud Office 01453 755552 who will be pleased to show prospective purchasers around the property

Greenhay Farm, Coombe, Wotton Under Edge, Gloucestershire

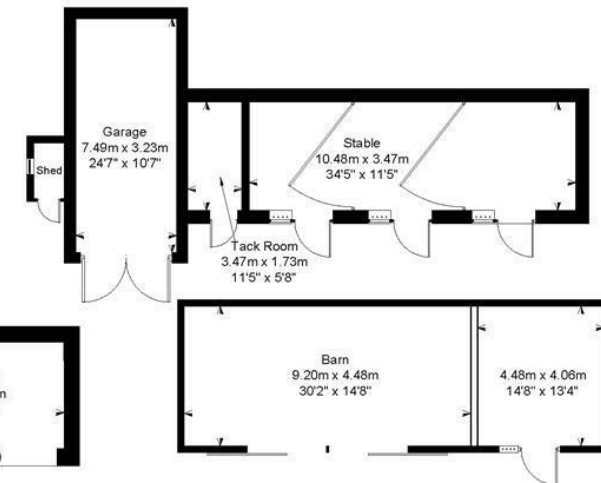
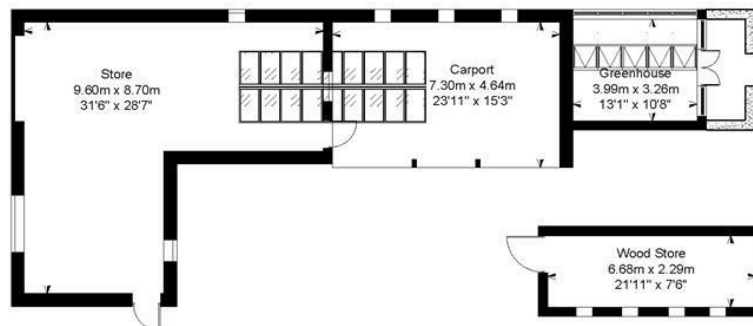
Approximate IPMS2 Floor Area

House	299 sq metres / 3219 sq feet
Cellar	15 sq metres / 161 sq feet
Garage	24 sq metres / 258 sq feet
Tack Room	6 sq metres / 65 sq feet
Stables	36 sq metres / 389 sq feet
Barn	60 sq metres / 646 sq feet
Cattle Shed	23 sq metres / 247 sq feet
Store	60 sq metres / 646 sq feet
Carport	34 sq metres / 366 sq feet
Greenhouse	13 sq metres / 140 sq feet
Wood Store	15 sq metres / 161 sq feet

Total 585 sq metres / 6297 sq feet
(Includes Limited Use Area 26 sq metres / 280 sq feet)



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Drawn in accordance with R.I.C.S guidelines.
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IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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