



Walker Farm
Minsterworth, GL2 8JW
£850,000

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Are you searching for a rural property with land?

Nestled in the village of Minsterworth, is a charming house that dates back to the early-1900s. This delightful property is set in a rural location.

With FIVE bedrooms and three inviting reception rooms, this home is ideal for a growing family.

In addition to the main house, there are several outbuildings that present exciting possibilities. With a three double door entrance to the rear, these structures could easily be transformed into stables with a tack room area. Furthermore, there is a garage and three additional storage spaces.

The property boasts extensive grounds, approaching three acres, allowing for a variety of outdoor activities and the potential for gardening enthusiasts to create their own oasis with potential for equestrian use too.

This unique property combines historical charm with modern family living, making it a rare find in the market. ***CHAIN FREE***

Entrance Hall

Cloakroom

Store Room/Pantry

Living Room
24'11 x 12'2 (7.59m x 3.71m)

Dining Room
15'11 x 13'1 (4.85m x 3.99m)

Kitchen/Breakfast Room
21'0 x 11'8 (6.40m x 3.56m)

Utility Room
8'10 x 8'2 (2.69m x 2.49m)





Bedroom 1
17'7 x 12'0 (5.36m x 3.66m)

Bedroom 2
13'1 x 10'9 (3.99m x 3.28m)

Bedroom 3
12'4 x 8'6 (3.76m x 2.59m)

Bedroom 4
13'1 x 9'2 (3.99m x 2.79m)

Bedroom 5
13'1 x 7'8 (3.99m x 2.34m)

Shower Room

OUTSIDE

Leading from the country lane the driveway has an abundance of off road parking leading to the workshop and garages.

The land and gardens wrap around the property, the stream lines the boundary to the west. The main garden is laid to lawn its a blank canvas ideal for a keen gardener, there is the old piggery to the rear and access to the stable having lots of potential you can enjoy the view of the land from garden.

The land to the property can be accessed via the main garden, the wood/orchard is all enclosed measuring in excess of half an acre approx.

The paddock to the rear is ideal for equestrian use with gated access that can also be gained via Pound lane . There is a public footpath across this field, measuring in excess of one and half acres approx.

The Garage and workshop could be an ideal conversion subject to planning with a multitude of uses storage/stables.

The plot in total is approaching three acres approximately.

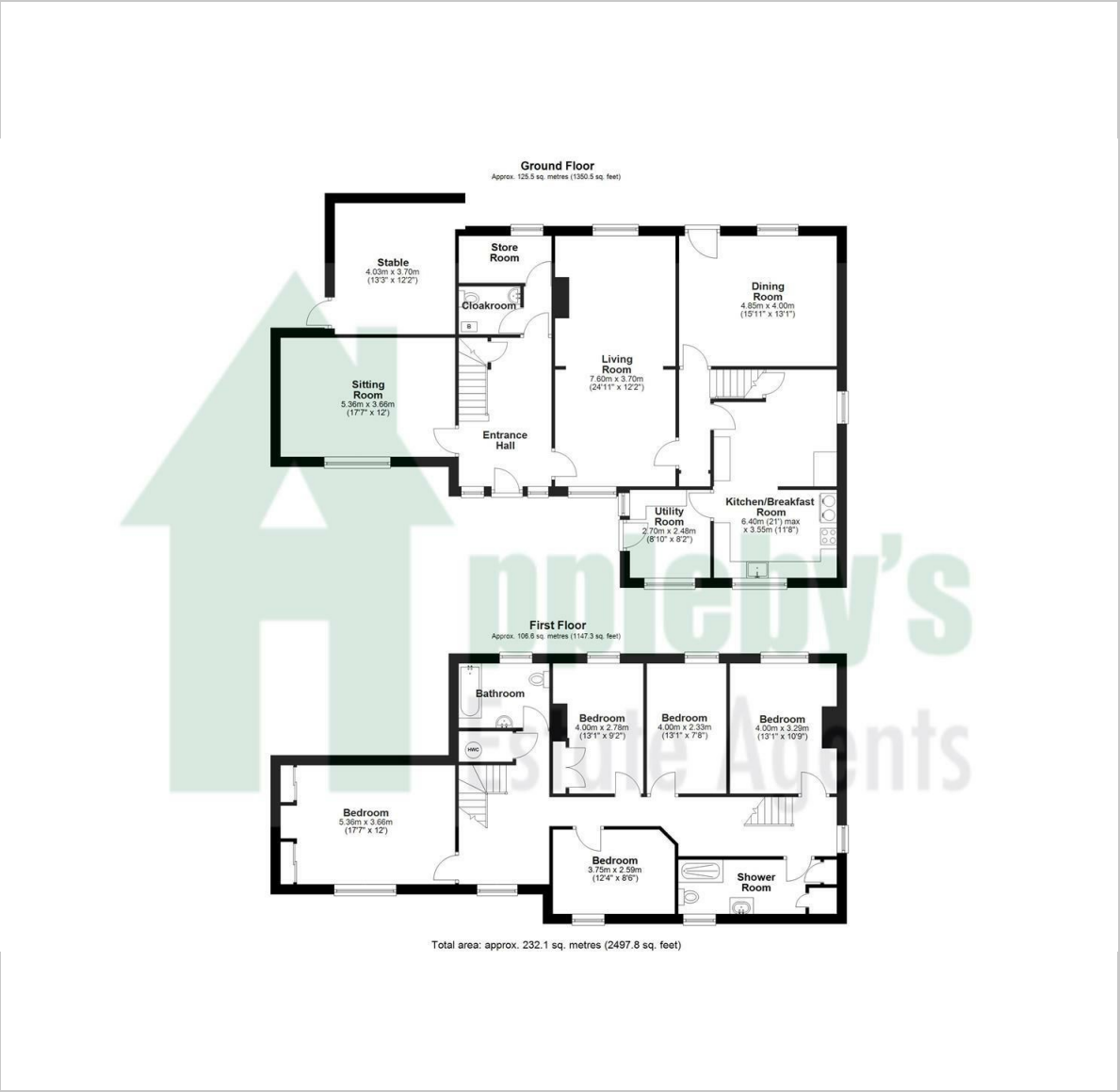
Services

Septic tank, Oil central heating
Tewkesbury Borough Council tax band G

Tenure
Freehold



Floor Plan

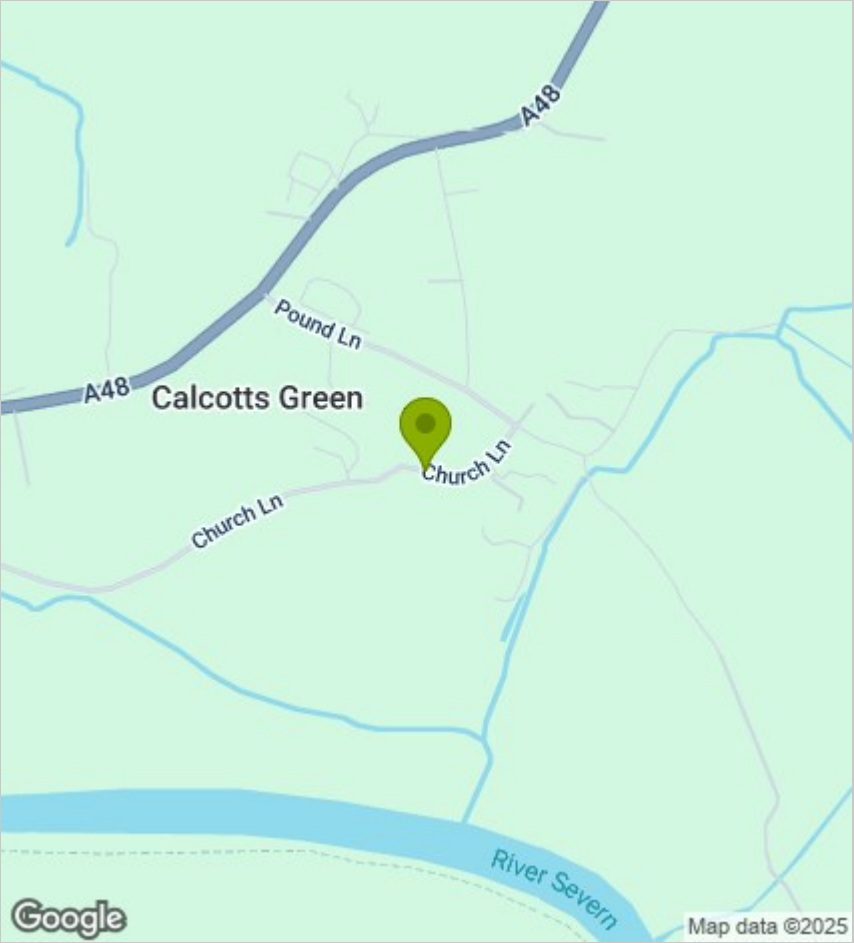


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

