



Zoons Court Farmhouse, Larkhay Road
, Hucclecote, GL3 3NE

£1,350,000



Escape to the Country!

The anticipation as you drive up to the property will have you guessing, you will see a glimpse of this imposing property for miles, situated on the slopes of Chosen Hill. In addition The Coach House, Swimming Pool and large workshop which has planning passed for erection of a new contemporary bungalow approx 1400 sq ft. All in a plot approaching seven acres. ideal for a growing family or multigenerational living.

Description

Thought to date back to the early 1700s, this imposing and substantial detached Grade II Listed farmhouse is situated at the head of a private road and occupies an elevated plot and affords far-reaching views across Gloucester and the surrounding countryside. Having been altered at various times over the centuries, the house was sympathetically renovated around 25 years ago and has been meticulously maintained since by our clients.

The principal living accommodation is comprised of a spacious sitting room with an inglenook fireplace housing a wood burning stove, an open plan kitchen/breakfast room. Double doors open from the kitchen to a generous timber-framed conservatory overlooking the terraces and well-maintained lawns.

On the first floor, there are two bedrooms and a family bathroom whilst the principal suite has an en suite dressing room and luxurious bathroom with freestanding bath and separate shower enclosure. The top floor has a spacious study/landing, two bedrooms and a bathroom that is en suite to both bedrooms. The lower ground floor has been renovated to offer a gym, games room and large pantry/store room whilst a utility room and separate cloakroom on the ground floor complete the accommodation.

OUTSIDE

The house stands in a plot extending to around 1.57 acres with expansive lawns to the side and rear and ample off road parking for several vehicles. An expansive Indian sandstone terrace wraps around the conservatory and overlooks the manicured lawns making it the ideal setting for al fresco entertaining.

The swimming pool, which is set down in the lawn, is heated via an air source heat pump whilst the hot tub on the terrace has an automated cover for ease of use. A substantial timber building is currently used as a workshop but could also provide excellent garaging facilities there is also the benefit of Planning Permission ref 23/01156/FUL (Demolition of existing workshop and the erection of a new contemporary bungalow containing ancillary living accommodation and a home office/workshop (10mx 8m) for use in association with Zoons Court Farmhouse. (Incorporating change of use from business to residential) whilst a smaller building houses garden machinery. The remaining 5.28 acres of land wrap around the property.

To the rear is a brick built coach house that currently offers office accommodation on the first floor and a games room with adjoining shower room on the ground floor

Directions

What 3 Words from.hint.staple Postcode : GL3 3NE
From the Toby Carvery roundabout on the A46 at Brockworth join the A417 towards Gloucester. After about 1.5 miles pass under the M5 and turn right at the traffic lights into Churchdown Lane. Take the first left into Zoons Road then second right into Larkhay Road which forks left after Pitt Mill Gardens. Take the next fork right that leads you over the A417 and onto the lane leading to Zoons Court Farmhouse.

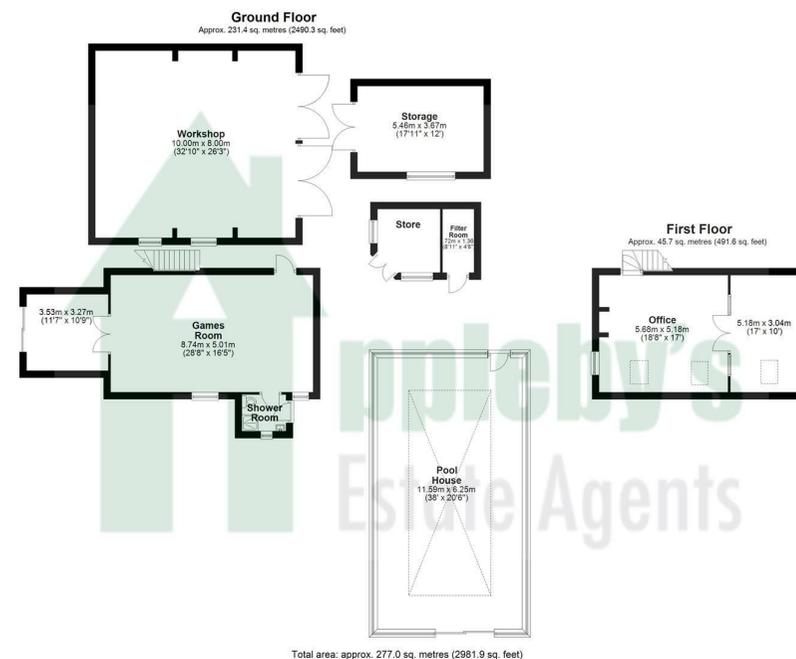




Services
Mains water, private drainage and an oil-fired heating system (Air source for the Pool)
Tewkesbury Borough Council Tax Band G

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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