



CORNER FARM

SWANLEY LANE, ALKINGTON, GL13 9JH

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An opportunity to purchase a characterful three-bedroom farmhouse for renovation, with various outbuildings with potential for alternative uses (subject to planning), paddock and gardens, all set within approximately 3.37 acres.

- *Three-bedroom detached Farmhouse (171.6m² / 1,848ft², including loft)*
- *Paddock and outbuildings*
- *Plot of approximately 3.37 acres*
- *Characterful features*

FOR SALE BY PRIVATE TREATY

OFFERS IN EXCESS OF: £700,000

Well House, The Chipping
Wotton-under-Edge, Gloucestershire, GL12 7AD
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www.david-james.co.uk

CORNER FARM

An opportunity to purchase a detached three-bedroom cottage, built in the early 1700's, set in extensive grounds with a range of former farm buildings, and a permanent pasture paddock, all within approximately 3.37 acres.

Location

The property is situated in a quiet location between the villages of Newport and Stone, with great access to the A38. The regional cities of Bristol (19 miles) and Gloucester (21 miles) are easily accessible, with Junction 14 of the M5 being 2.5 miles distant.

The property is therefore considered to be extremely well located between Bristol and Gloucester, and convenient for commuters.

Accommodation

To the ground floor, the accommodation is spacious, providing an entrance hallway leading to two principal reception rooms, understairs storage, kitchen, rear porch and wet room. To the first floor there are three bedrooms and a family bathroom, with the addition of a large attic space to the second floor. The property requires modernisation and has potential to provide a fantastic family home.

The property is connected to mains water and electricity, with drainage to a septic tank and heating from a back boiler off the wood burner.

Outside

Externally, the property is accessed over a private driveway leading from the main road (council adopted highway) to a gated, concrete parking area. There are gardens which are laid to lawn, extending to approximately 0.18 acres (0.07ha).

There are a range of traditional outbuildings which are all mainly constructed of timber frames with low pitched, corrugated sheet roofs, concrete floors and tin cladding, extending to approximately 427m² (Gross External Area). The buildings are situated within a concrete yard with accessed from the residential driveway, offering potential for alternative uses, subject to planning.

The buildings adjoining the house are concrete block and provide opportunity to incorporate into the existing residential accommodation, subject to planning.

There is the addition of a level paddock extending to approximately 2.85 acres, with independent roadside access available.

Agents Notes

Council Tax Band E
EPC Rating F

VIEWING

Strictly by appointment with the Agents:
David James – 01453 843720

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

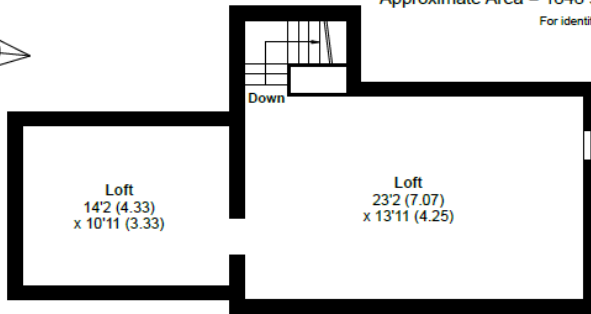




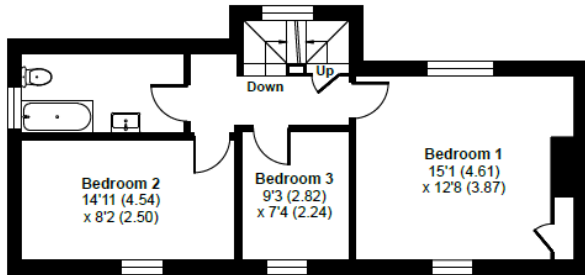
FLOORPLAN



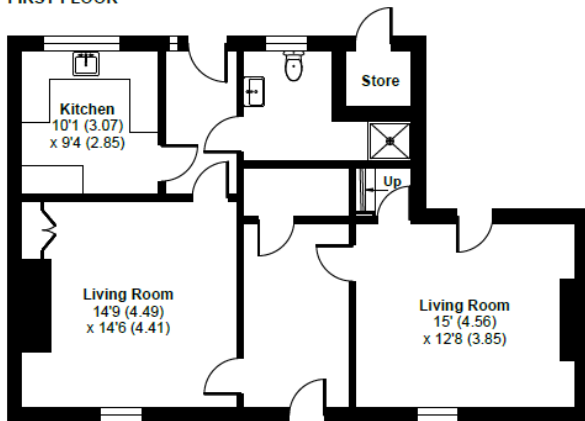
Approximate Area = 1848 sq ft / 171.6 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

