

COTTAGE FARM

AYLBURTON • LYDNEY • GLOUCESTERSHIRE • GL15 6DU



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

COTTAGE FARM

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GLOUCESTERSHIRE • GL15 6DU

WEST GLOUCESTERSHIRE

Severn Bridge 8 miles. Gloucester 18 miles. Bristol 19 miles.

A HIGHLY ATTRACTIVE RESIDENTIAL
FARM

5 Bedroom Well Appointed Period Residence
Substantial Range of Modern and Traditional Farm
Buildings

42.10 ACRES
Pasture Land in a Ring Fence

FOR SALE BY PRIVATE TREATY



GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

PROPERTY SUMMARY

- Highly Attractive Residential Farm
- Peaceful unspoilt yet accessible rural location
- Outstanding views over River Severn
- Well appointed 5 Bedroom Period Farmhouse
- Excellent Range of Modern and Traditional Farm Buildings
- 42.10 Acres Productive Pasture Land in a ring fence.

SITUATION

Cottage Farm occupies an unspoilt rural location in the parish of Aylburton in West Gloucestershire. The local town of Lydney (3 miles) provides a useful range of amenities. More extensive shopping, educational and leisure amenities are available in the Cathedral City of Gloucester (18 miles) and the town of Chepstow (8 miles).

The property is very well situated some 8 miles from the Severn Bridge/ M4 which ensures excellent motorway connections throughout the United Kingdom. The City of Bristol is about 19 miles distant.

POST CODE

GL15 6DU.

GRID REFERENCE

SO 592 030.

TENURE

The property is freehold and offered with vacant possession upon completion.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. No entitlements are available for transfer.

SERVICES

Electricity: Mains electricity is connected to the dwelling.
Water: Mains water is connected to the dwelling, farmbuildings and tanks in certain enclosures.
Drainage: Private drainage system.
Central Heating: Oil fired central heating system to the dwelling.

LOCAL AUTHORITY

Forest of Dean District Council
High Street, Coleford, Glos, GL16 8HG. Tel: 01594 810000.





COUNCIL TAX

Band E.

EPC RATING

Farmhouse D

INTERNET CONNECTION

The Internet Connection is very fast:
88.2 Mbps download
78.6 Mbps upload.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis statement shall not annul the sale or entitle any party to compensation whatsoever.

VENDORS SOLICITORS

Rees Wood Terry Solicitors, 9 St. Andrews Crescent, Cardiff, CF10 3DG
Tel: +44 (0)29 20 40 8800. Fax: +44 (0)29 20 40 8808. Email: info@reeswoodterry.co.uk

VIEWING

Viewing is by appointment with the agents – RG and RB Williams.
Tel: 01989 567233. Email: info@rgandrwilliams.co.uk

PARTICULARS OF SALE

THE FARMHOUSE

Cottage Farmhouse is approached over a private entrance drive leading off an unclassified council road. It occupies an elevated location in the centre of the farm commanding outstanding views over the surrounding countryside and River Severn.

The spacious well appointed accommodation principally comprises:

ON THE GROUND FLOOR

Entrance Hall:	With panelled radiator and cupboard off.
Dining Room:	with panelled radiator; open fireplace with stone surround.
Kitchen:	with fitted kitchen units; oil fired Aga; twin sink with mixer tap and utility services.
Utility Room:	with sink and utility services. Rear entrance doorway to covered porch.
Cloakroom:	with low level w.c..
Office:	with panelled radiator; stairs off to Cellar.
Living Room:	with panelled radiator; wood burning stove with stone surround.

ON THE FIRST FLOOR

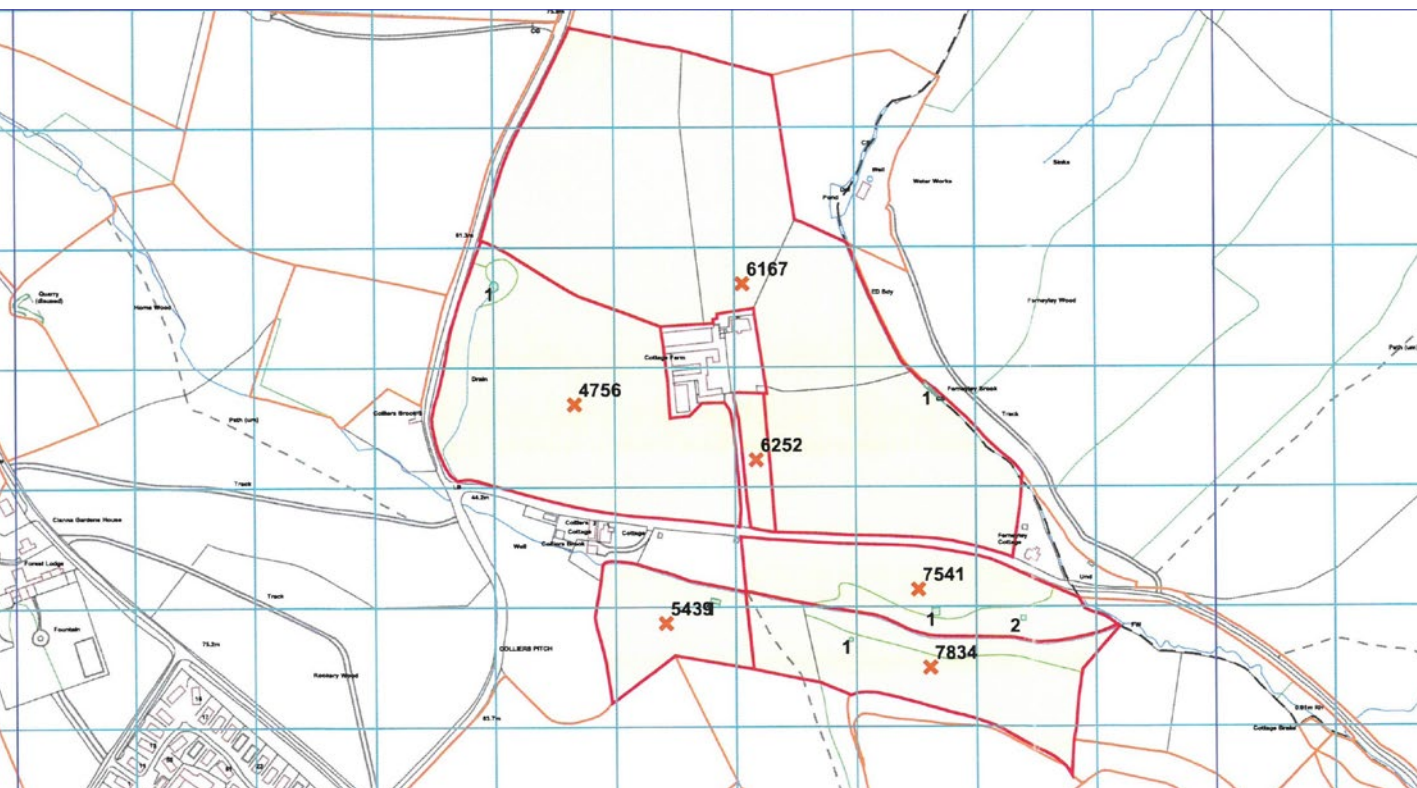
Landing: with panelled radiator and storage cupboard off with panelled radiator.

Bedroom No. 1:	with open fireplace (now closed off) and inset cupboard.
Bedroom No. 2:	with open fireplace with wood surround and cast iron grate.
Bedroom No. 3:	
Bedroom No. 4:	
Bedroom No. 5:	with open fireplace with wood surround.
Bathroom No. 1:	with panelled bath; pedestal wash hand basin; low level w.c. and overhead shower unit.
Bathroom No. 2:	with low level w.c.; panelled bath; pedestal wash hand basin and airing cupboard off.

OUTSIDE

The Residence is contained within extensive Garden Grounds which include a flagstone terrace commanding outstanding views over the farmland.

There are also lawns with attractive flower borders; a former vegetable plot and stone and tile summer house.





THE BUILDINGS

The buildings are principally of traditional stone construction and conveniently situated to the homestead. A covenant is attached to the farm buildings that they may only be used for the purposes of agriculture or horticulture.

Stone and concrete block Garden Shed under an interlocking tile roof.

Stone and brick Barn under an interlocking tile roof.

8 bay steel portal frame Covered Cattle Yard with concrete block elevations under a fibre cement roof (120' x 35') with fully enclosed Garage off (20' x 15').

Traditional stone Hay Barn with drive through way under a tiled roof with Loft over.

5 bay steel portal frame Covered Yard under a fibre cement roof.

Concrete block and profile sheet Sow Yard with 10 Loose Boxes.

5 bay steel portal frame Barn of concrete block and fibre cement elevations under a fibre cement roof (75' x 45').

Concrete block Sow Yard under an interlocking tile roof with 6 Loose Boxes.

3 bay stone under tiled roof Cart House.

Stone Cow Byre under a tiled roof with Loft over.

Concrete block Stable Block under fibre cement roof with 3 Loose Boxes.

Concrete block Farrowing House under an interlocking tile roof.

Stone and concrete block Stable Block under a fibre cement roof with 2 Loose Boxes.

Traditional Stone Barn under an interlocking tile roof with 2 Loose Boxes and Loft over.

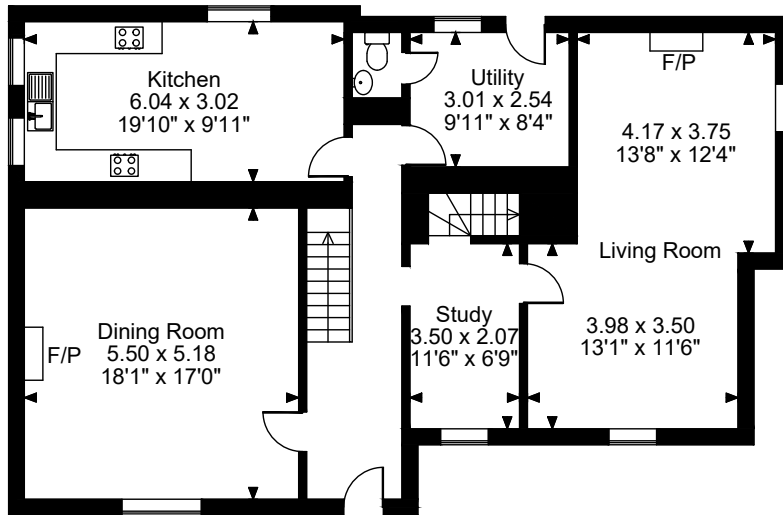
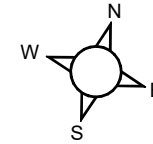
THE LAND

The land is situated in a ring fence surrounding the homestead which is located in the centre of the holding. It is divided into well shaped enclosures and has the benefit of extensive roadside frontage.

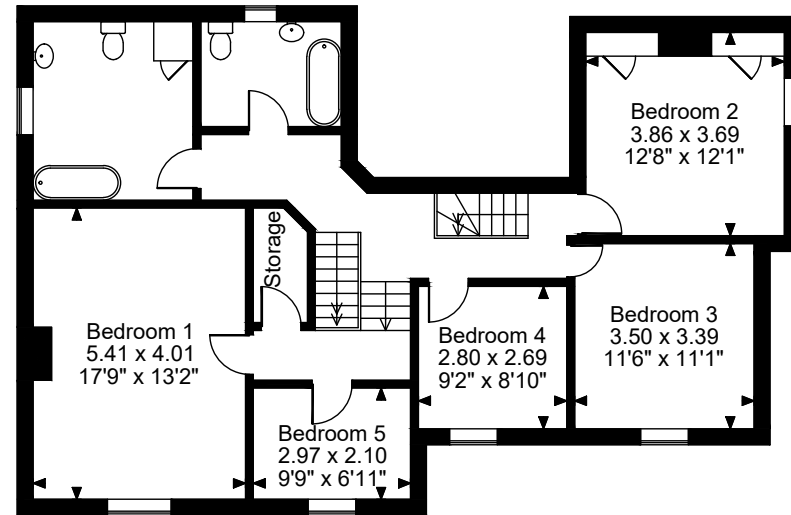
The soil is a productive medium loam with the land being classified as Grade 3 on the DEFRA Land Classification Map of England and Wales.

The land is used for livestock production with the land being cropped in productive permanent pasture leys.

Cottage Farm, Lower Common, Lydney
Approximate Gross Internal Area
2290 Sq Ft/213 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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CHARTERED SURVEYORS

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Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.