

BK | Bruton Knowles



Hill Farm

Upton St. Leonards, Gloucester, GL4 8DA

A spacious farmhouse with three holiday cottages commanding an elevated position with far reaching views.

Gloucester 3.5 miles, Gloucester station (London Paddington 107 mins) 3.5 miles, Stroud 7 miles, Cheltenham 10 miles, Cirencester 17 miles.

Conservatory | Boot room | Utility room | Kitchen Dining room | Sitting room | Study | 5—6 bedrooms | 4 en-suite bathrooms | Family bathroom | Cellar | 3 holiday cottages | Outbuildings with stables | excellent views

In all about 10.75 acres

Hill Farm

Hill Farm is a highly versatile smallholding situated part way up Upton Hill between Gloucester and Painswick. The Cotswold stone farmhouse and holiday cottages enjoy wonderful far reaching views across the City and Vale of Gloucester, and beyond to the backdrop of the Malvern Hills. Inside, the farmhouse retains many of its original features including a well sized stone cellar and timber fenestration inserts. The accommodation is arranged over three floors and includes a large farmhouse kitchen. The farmhouse is a wonderful character property with a huge amount of potential but would benefit from modernisation throughout.

Situation

Hill Farm and the Hill Farm Cottages are situated in an attractive area at the foothills of the Cotswold AONB. Upton St. Leonards is located under a mile from the farm which provides a handful of pubs, shops and a primary school.

The Farm is very well located to provide guests of the cottages with easy access to many of the county's most popular tourist destinations including: The 14th century wool town of Painswick, regency Cheltenham and Cheltenham racecourse, The Cotswold Way, Prinknash Abby and Westonbirt Arboretum.

There are a wealth of events that take place close to Hill Farm creating a ready demand for holiday accommodation. Premiership rugby at Kingsholm stadium, the Cheltenham Literary and Jazz Festivals and the famous Festival at Cheltenham Racecourse draw a vast number of people to the county each year.





Hill Farmhouse

Hill Farmhouse is not Listed and sits towards the base of its own land. Historically, access has been taken via the rear door on the eastern elevation of the farmhouse leading to a conservatory which provides access to the boot room. From the boot room, the kitchen, study/sitting room and a downstairs washroom are all accessible. The large kitchen/breakfast room benefits from a utility room and pantry. The separate dining room like most of the house has an excellent ceiling height and a large window with timber fenestration inserts overlooking the front garden.

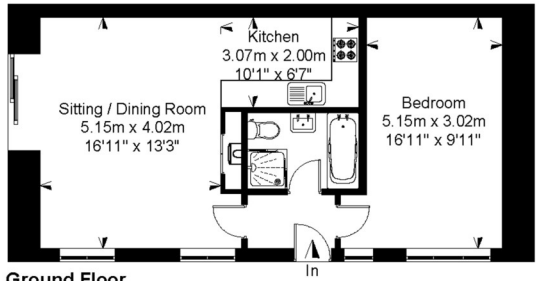
A stone staircase leads to the cellar whilst the traditional staircase taken from the entrance hall leads to the first floor. The first floor has three/four bedrooms, two of which have ensuite bathrooms. There are a further two bedrooms and a bathroom to the second floor. The views of the surrounding countryside from the first and second floors are only enhanced, and whilst in need of modernisation throughout, the house has the potential to create a wonderful family home or for a number of alternative uses subject to the necessary planning consents.

The garden at Hill Farmhouse surrounds the property to the western, northern and eastern elevations and is mainly laid to lawn with shrub beds and mature trees.



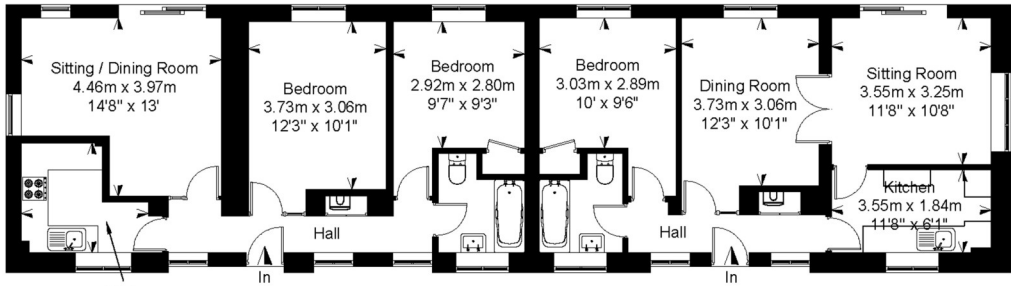
Hill Farm, Upton Hill, Upton St Leonards, Gloucestershire

Robinswood Cottage

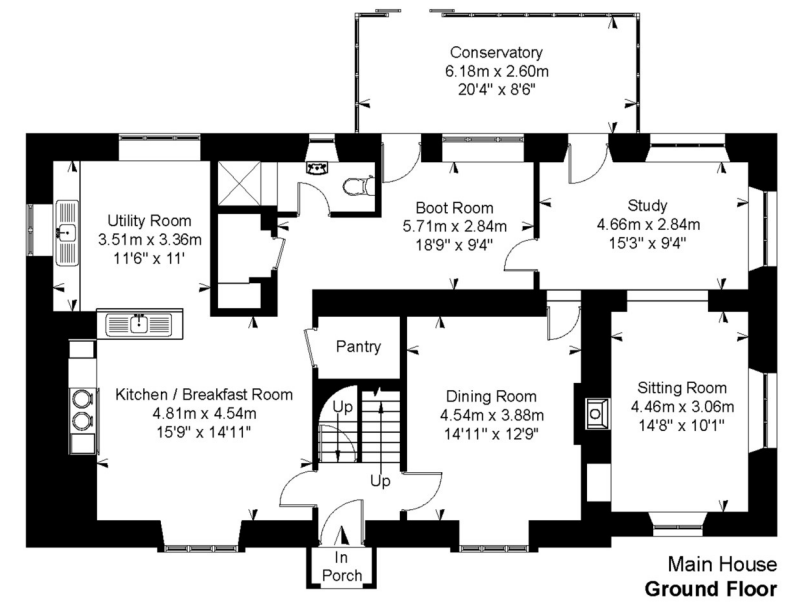
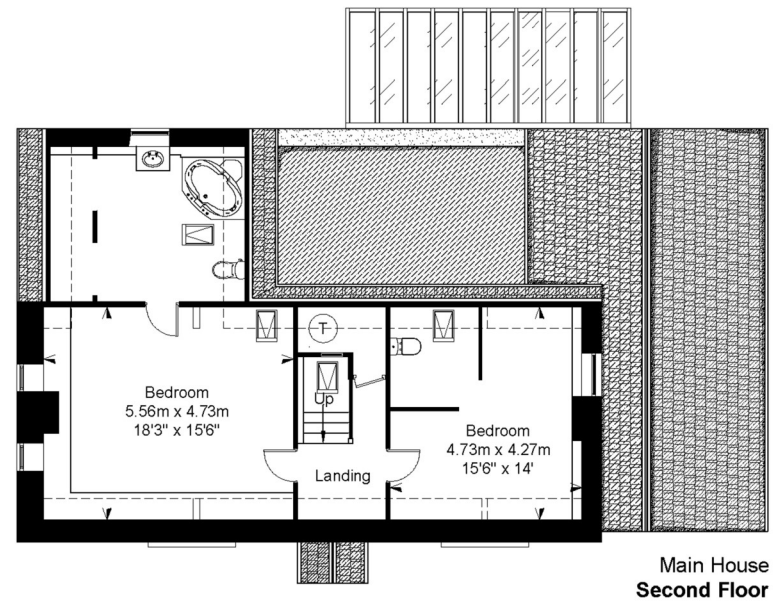
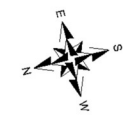
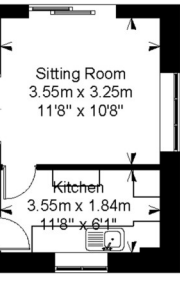


	Approximate IPMS2 Floor Area
Main House	286 sq metres / 3079 sq feet
Main House Cellar	17 sq metres / 183 sq feet
Robinswood Cottage	53 sq metres / 571 sq feet
Churchdown	58 sq metres / 624 sq feet
Coopers Cottage	52 sq metres / 559 sq feet
Total	466 sq metres / 5016 sq feet
(Includes House Limited Use Area)	13 sq metres / 140 sq feet

Churchdown

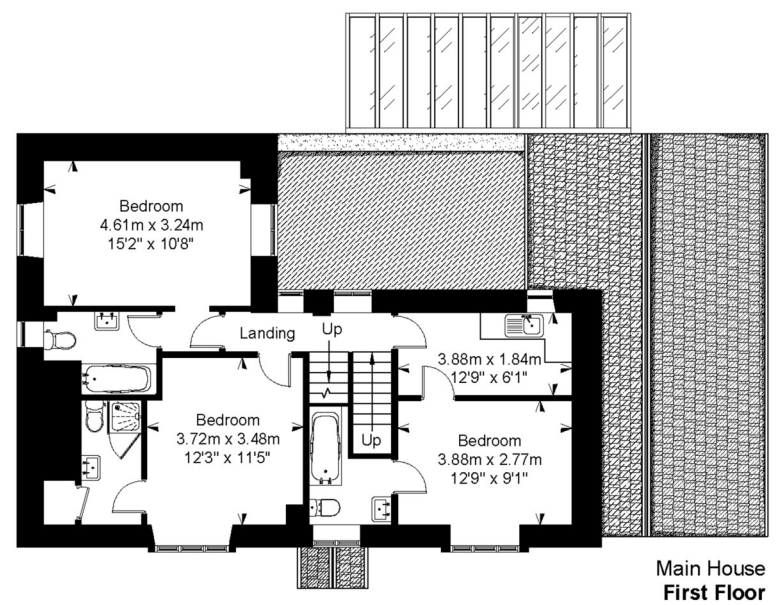
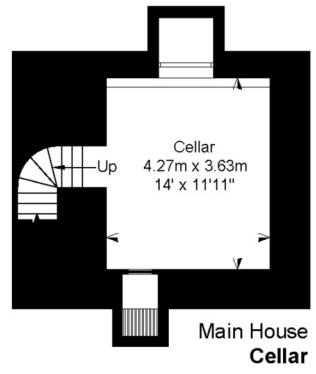


Coopers Cottage



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 Job No SP3186
 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



Hill Farm Cottages

All three cottages at Hill Farm are self contained with kitchens, bathrooms, and central heating. Churchdown Cottage and Coppers Hill Cottage share a sheltered and sunny courtyard with a fish pond.

Robinswood Cottage is a Cotswold Stone barn converted to provide accommodation for up to two. The lounge/dinning room has an excellent view through the large picture windows that open to the side. A fitted kitchen, a bedroom suitable for twin beds, and a bathroom complete the accommodation.

Churchdown Cottage provides accommodation for four guests. There are wonderful views from the lounge/dinning room where the French windows open on to a small terrace and garden. Two double bedrooms and the bathroom are accessible from the entrance hall. A fitted kitchen with a gas hob and oven overlooks the courtyard.

Coopers Hill Cottages adjoins Churchdown Cottage and follows a mirrored layout. The sitting room benefits from the same views as Churchdown Cottage including the small patio area and lawn outside.



Land and Buildings

The land at Hill Farm is situated to the rear of the farm buildings and extends up towards the summit of Upton Hill. All three field enclosures are permanent pasture extending in total to about 9 acres of grazable land.

The farm buildings at Hill farm are located to the east of the cottages. The buildings have been utilised for equestrian and general storage use however with the correct permissions, they could provide scope for alternative uses.

The buildings comprise a 5x bay steel framed part clad agricultural storage building, a single bay brick and timber enclosed garage, and a 3x bay concrete block and steel enclosed building with 2x stables, tack room and workshop.





Directions

From Gloucester take the B4073 to Painswick. On leaving the village of Upton St. Leonards and passing the Kings Head, Hill Farm can be found on the left after just 280 yards.

General

Local Authority: Stroud District Council

Services: Mains electricity, water, and gas. Private drainage. Information on which services are shared between the farmhouse and cottages is available upon request.

Council Tax: Band G

EPC: Farmhouse (F) Robinswood Cottage (D) Churchdown Cottage (D) Coopers Hill Cottage (D)

Tenure: Freehold

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public footpath crossing over part of the land. Further details are available from the vendor's agent.

Guide Price: £1 million

Method of sale: Hill Farm is offered for sale by Informal Tender (unless previously sold) with best and final offers to be received by Noon on Monday 30th October 2023.

Overage: Hill Farm cottages and the agricultural buildings will be sold subject to an uplift clause reserving a 25% share of any uplift in value attributable to residential or commercial development for a period of 25 years from the date of completion. The vendors are willing to consider offers subject to no uplift clause.

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