

Chapel Farm, Redmarley, Gloucester, Gloucestershire







A ring fenced farm centering on a handsome period farmhouse with versatile outbuildings and excellent equestrian facilities that all enjoy good privacy and distant views.

Summary of accommodation

Main House

Ground Floor – Entrance hall | Drawing room | Dining room
Sitting room | Study | Kitchen | Breakfast room | Utility
Gymnasium | Extensive cellarage

First Floor – Seven bedrooms including three en-suites
Two bathrooms

Coach House & Barns

Steel frame barns including a Dutch barn and two portal frame barns. Original red brick coach house, eleven stables, horsewalker, circular gallop and five furlong gallop.

Garden and Grounds

The gardens, pasture and yards that surround the property extend to around 100 acres.



Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Tom Banwell
01242 246 951
tom.banwell@knightfrank.com

Country Department
55 Baker Street
London
W1U 8AN
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Peter Edwards
020 7861 1707
peter.edwards@knightfrank.com

Situation

Surrounded by rolling farmland, the historic village of Redmarley is situated on the Gloucestershire/Herefordshire borders, a short drive from the popular market town of Ledbury and within a 25-30 minutes drive of Cheltenham or Worcester. The village itself dates to pre-Norman times when it was a battlefield for a Civil War encounter during the siege of Gloucester.

Redmarley benefits from having a popular primary school, Church, village hall, tennis club and sports field, a well-supported cricket club and a public house. The neighbouring village of Staunton (1 mile) also has a Primary school, community pub, doctors, car garages and a village store.

The nearby market town of Ledbury provides a wider range of amenities whilst the Cathedral city of Gloucester, renowned for its historic docks, is now a popular outlet shopping outlet village. Malvern and Cheltenham provide a range of excellent schooling options, the latter, also known as the heart of the Cotswolds is also a regional focal point for recreational facilities, a wide array of shopping, cultural festivals and a variety of restaurants.

Distances

Redmarley village 0.5 mile, M50 Junction 2.5 (N&S) 1 mile, Staunton 2 miles, Ledbury 7 miles, Gloucester train station 11 miles, Malvern 16 miles, Cheltenham 16 miles, Worcester 26 miles, Bristol 46 miles, Birmingham 57 miles, Oxford 59 miles, London 114 miles

(All distances are approximate)





Description

Occupying an elevated position and surrounded by rolling farmland, Chapel Farm is in an idyllic rural setting with a high degree of privacy. It offers beautiful unspoiled views over land that accompanies the property with distant views of the Cotswolds.

Sitting prominently on the brow of a hill and approached via a long tree lined drive, the house is surrounded by extensive gardens and grounds, with a good range of ancillary outbuildings both traditional and modern. The stable yard includes the original coach house and stables that are subject to the balance of an historic residential uplift clause. The gardens, pasture and yards that surround the property extend to around 100 acres.

Extending to approximately 6,524 square feet, the house is arranged over two floors with a complete cellarge underneath. Not historically listed, it has seen significant alterations over the past 20 years during which time, the property has been renovated across the ground and first floors. The cellarge is extensive and with good head height, it offers great potential.











The Outbuildings and Yards

A traditional red brick coach house and stables accompany the house. Currently used as stabling and storage, the coach house is a versatile building that offers further potential.

The steel frame barns include a Dutch barn and steel frame portal barns. The land is ring fenced with a number of smaller fenced paddocks and runs down to the River Leadon on the southern boundary. There is a circular gallop and a 5 furlong gallop however both require some improvements.

Wayleaves, Easements & Rights of Way

There is one public footpath crossing the furthest south easterly part of the farm, way away from the house and buildings.

This sale is subject to all rights of support, public and private rights of way, water, light, drainage, and any other easements and wayleaves, all or any other rights, whether mentioned in these particulars or not.

Planning

There is an historic residential overage (that pre-dates the Sellers) on the traditional outbuildings which has approx. 6 years to run. The property is offered subject to any Development Plans, Tree Preservation Orders, Ancient Monument Orders, town planning schedules or resolutions which are already in existence or which may come into force.



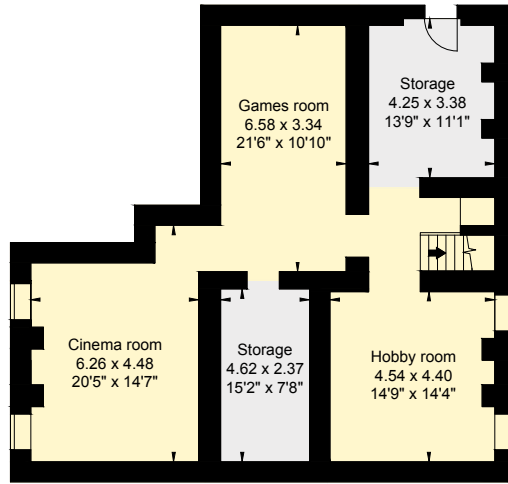
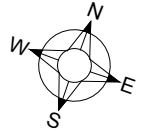
Approximate Gross Internal Floor Area

Main House: 606 sq.m / 6,524 sq.ft

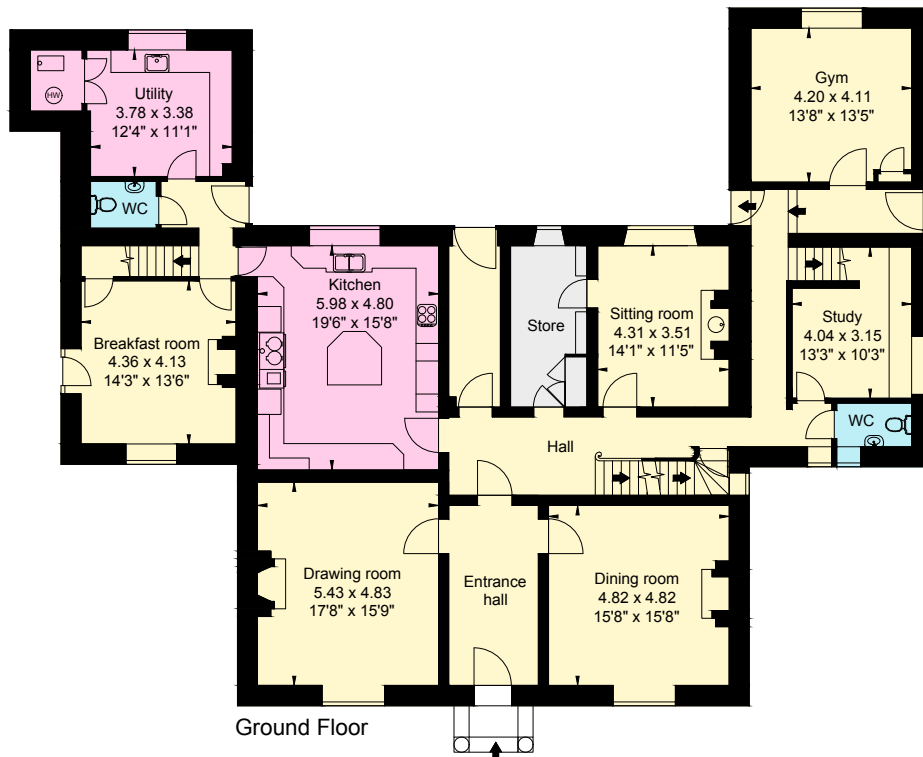
Outbuildings: 1,297 sq.m / 13,961 sq.ft

Total Area: 1,903 sq.m / 20,485 sq.ft

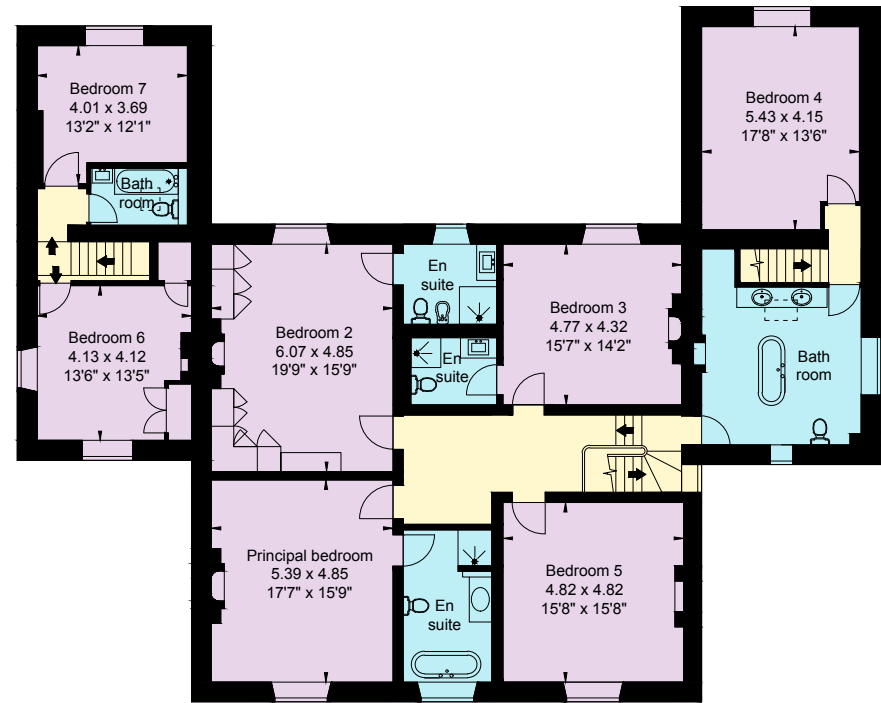
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Cellar

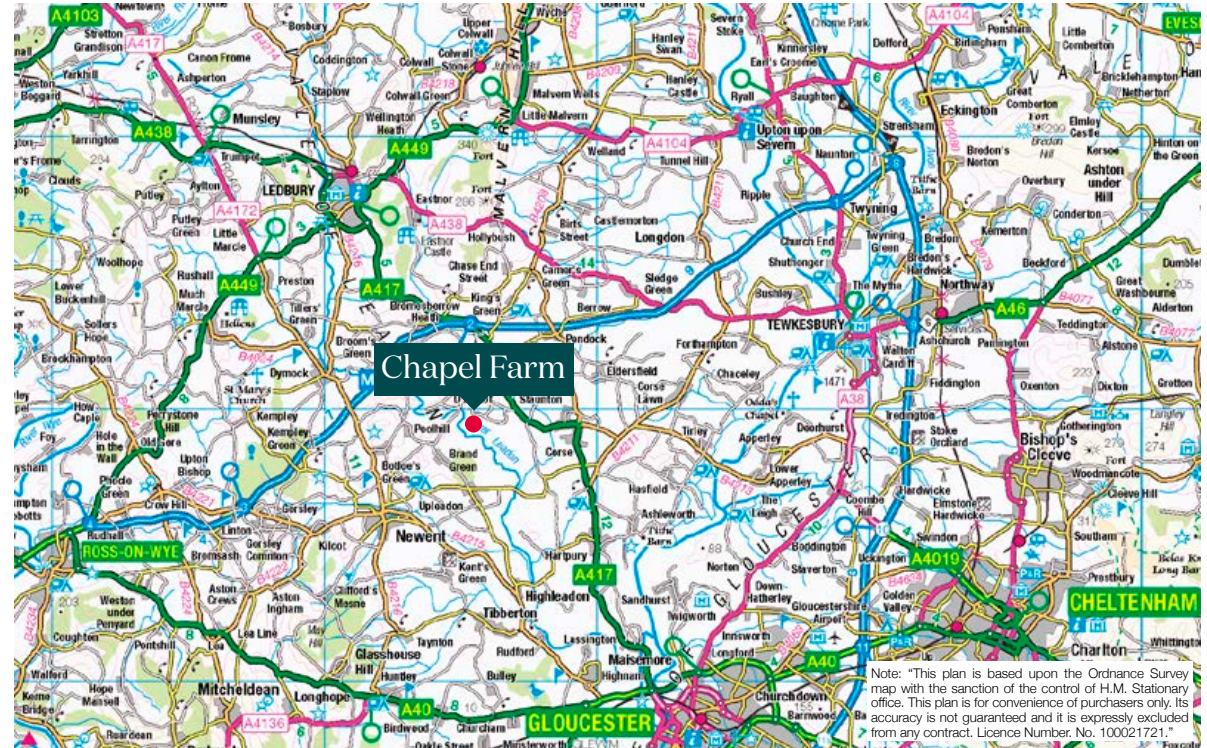
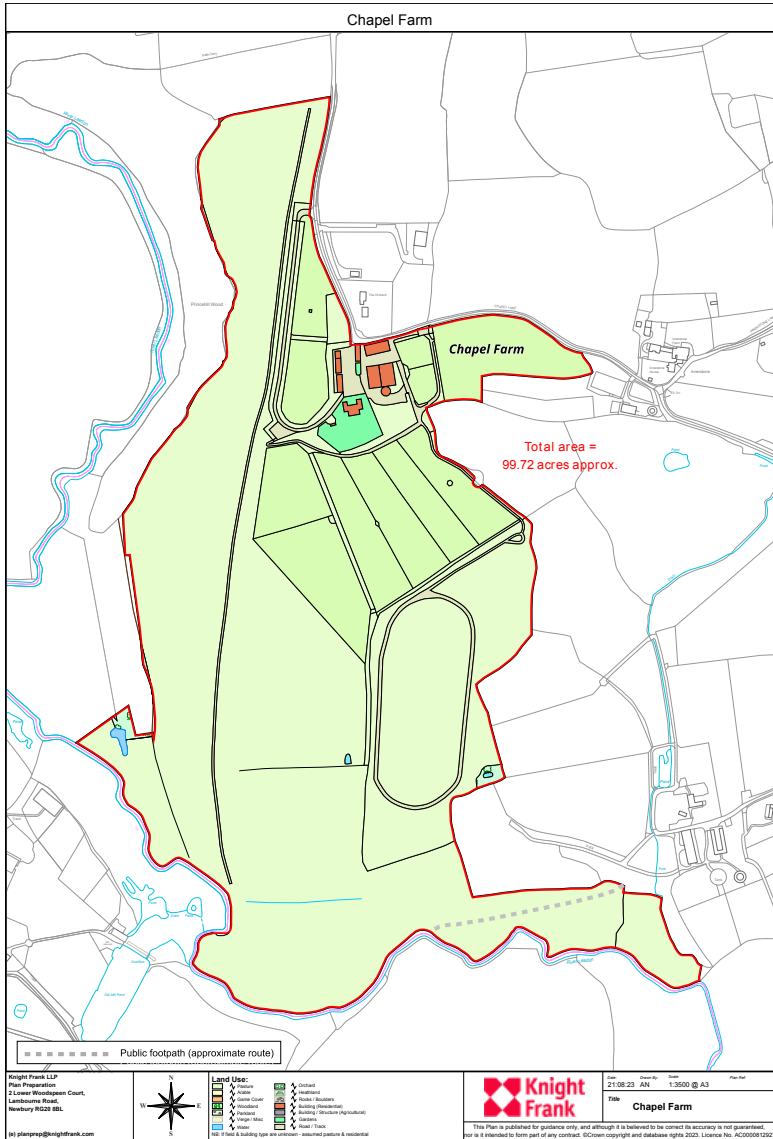


Ground Floor



First Floor





Property information

Tenure: Freehold

Guide Price: £3,500,000

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority & Council Tax Band:

Forest of Dean District Council. Band G

EPC Rating: F

What3words: ///shot.geek.rent

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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