



Hillside House, Bulley, Churcham, Gloucester, Gloucestershire

A superb 4 bedroom house occupying an elevated tranquil position surrounded by 9.5 acres of paddocks that include stabling and a manege.

Description

Set in a peaceful elevated position with glorious views, Hillside House is a well-proportioned equestrian property tucked away in a beautiful part of west Gloucestershire. Set well back from what is a quiet rural lane, the house and stables are approached via a long sweeping driveway. Dating to around 1880, the original house has been significantly extended in two large parts, most recently in 1996 and now extends to around 2,422 square feet over two floors. Whilst it is a very comfortable and well-proportioned family home, there is still plenty of potential to develop the house further. The house briefly comprises a farmhouse kitchen with a duel aspect that looks towards the driveway and the stables. Just off the kitchen is a snug complete with a Rayburn and there's a large very practical utility room. A spacious living room that focuses on an open fire also takes in views of the gardens and paddocks on three sides. Finally, a second versatile reception room could be used as a study, dining room or playroom. Upstairs, with great views in all directions, there are four bedrooms, a bathroom and a shower room. The master bedroom spans the width of the house and was originally designed as two double bedrooms before being incorporated into one very generous room. Services: LPG central heating. Mains water and electricity. Private waste. Full Fibre to the Premises with 'Hyperfast' (up to 900Mbps) via Gigaclear. The Stables The main outbuilding that houses the stables is of concrete block and brick construction under a high pitched tiled roof.



4



2



3







The building comprises three large (12'x12') loose boxes, a feed room and a fourth much larger box (currently used as a secure store) which leads straight out into an adjoining all weather turnout area. There is water and electricity connected. Adjacent to the stable building there is a useful timber frame tractor/hay barn. Post and railed on all four sides with a set of riding mirrors along the short side, the manege measures 40x20m and has a Martin Collins surface (Waxed Activ Track with Clopf Fibres) which was renewed in 2010. The paddocks are fenced with mature hedge boundaries and with water drinkers in situ. Agents' note: There are two public footpaths that cross the property. The Seller confirms that they are little used.

Access on either side of the house leads to a level and well stocked garden including apple and damson trees. Mature trees and shrubs ensure great privacy but also create a number of secluded seating areas from which to enjoy the sunshine. A wooden five bar gate to the side of the house provides vehicular access to a tall single garage then, towards the very rear of the garden is a small fenced paddock. Council Tax Band G Currently £3624 pa NO ONWARD CHAIN. Services: Gas central heating. Mains electricity, water and drainage.





Location

The rural hamlet of Bulley is situated in the heart of the Severn Vale between the villages of Churcham and Tibberton, on the northern edge of the Royal Forest of Dean. The property is set under the recognisable and locally iconic backdrop of May Hill with the Cathedral city of Gloucester being easily accessible as well as the fashionable Spa town of Cheltenham and riverside market town of Ross-on-Wye, both of which are around 25-30 minutes drive away. Schools: Churcham primary school - State secondary school at Newent. Public schooling - Cheltenham Ladies' College, Cheltenham College and Dean Close in Cheltenham and The King's School Gloucester. Grammar schools - Pates, Sir Thomas Rich's, The Crypt, Denmark Road and Ribston Hall. Entertainment: National Hunt and Flat Racing at Cheltenham / Theatres in Cheltenham, Malvern and Tewkesbury. Cheltenham festivals including Jazz, Literature, Food and Science Golf clubs: Local clubs at Huntley, Highnam, Newent and Dymock. South Herefordshire Golf Club near Upton Bishop. Restaurants: Public houses - the Glasshouse public house at May Hill, the Red Lion at Blaisdon and the Three Choirs Vinyard and Restaurant near Newent. Walking and Riding: Hunting with the Cotswold Vale Farmers Hunt. Excellent network of bridal paths and footpaths in the surrounding countryside and over May Hill. Hartpury University and College specialises in Equestrian studies. Shopping: High Street and Boutique Shopping in Cheltenham. Supermarket and outlet village at Gloucester Quays. Local village stores, butchers, doctors and garage in the nearby village of Huntley. Travel: Excellent access to the M5 (junction 11 & 11a N&S). Direct trains to London Paddington, Birmingham New Street and Bristol Parkway from Cheltenham Spa and Gloucester. International Airports at Birmingham - 70mins, Cardiff - 85mins and Bristol - 60mins.

Property Information

Tenure Freehold

Guide Price £1,250,000

Services All mains services are connected to the property.

Local Authority & Council Tax Band Forest of Dean District Council 01594 810000

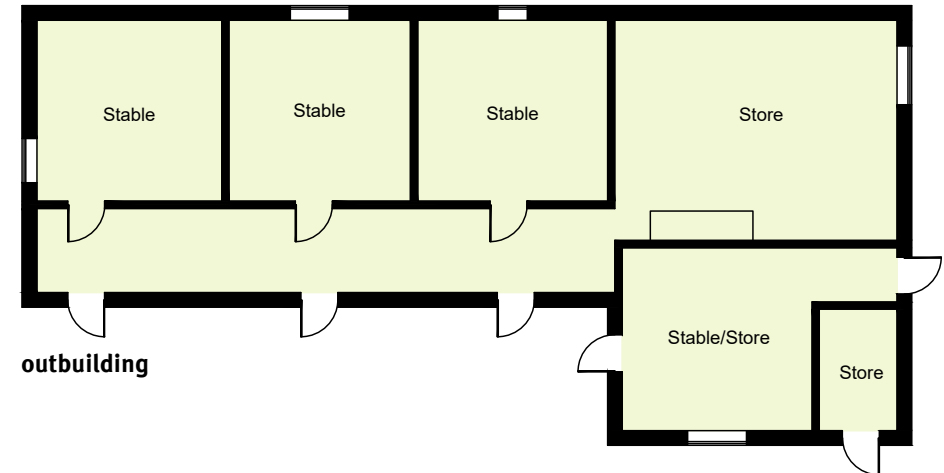
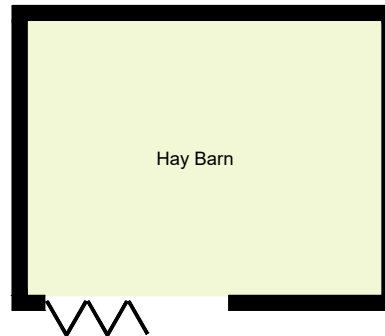
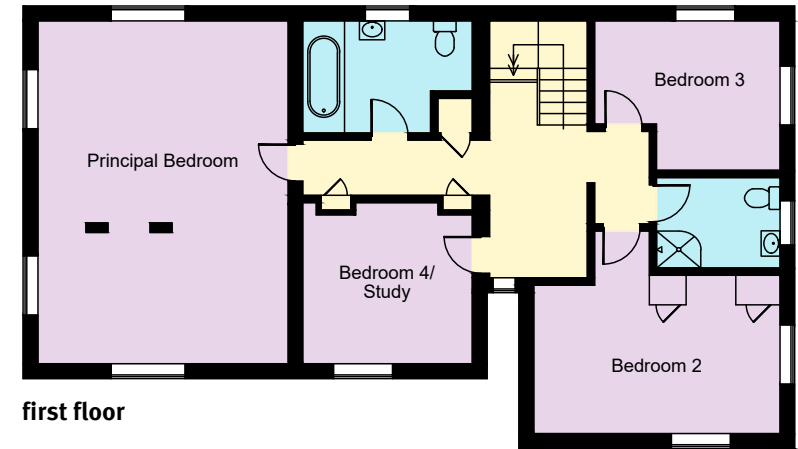
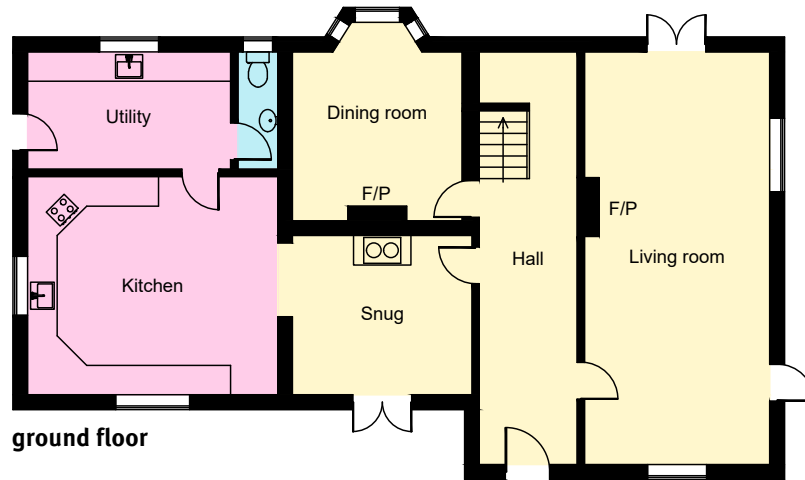
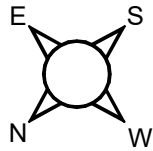
Tax Band F

EPC Rating F

Approximate Gross Internal Floor Area

Total Area: 225 sq.m / 2,422 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.



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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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Particulars dated August 2023. Photographs and videos dated August 2023.

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