

An aerial photograph of Wyck Hill Farm in Stow-on-the-Wold, Gloucestershire. The farm features a large complex of barns with various roof types (corrugated metal, green, and grey), a circular arena with a dark floor, and a smaller circular structure. The farm is surrounded by lush green fields, some with grazing animals, and dense trees. A road is visible on the left side of the image.

WYCK HILL FARM

STOW-ON-THE-WOLD, GLOUCESTERSHIRE

A development opportunity for a two-acre site with farmhouse and planning permission to create two more sizeable properties with garaging and gardens

- Three-bedroom Cotswold Stone Farmhouse
- Planning permission to convert a Dutch Barn into a three-bedroom house
- Planning permission to convert a Stone Barn into a four-bedroom house

**Butler
Sherborn**

Stow-on-the-Wold Office

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DESCRIPTION

Wyck Hill Farmhouse comprises an attractive Three-bedroom Cotswold stone farmhouse with scope to extend subject to the planning. The house currently has a modern kitchen, large sitting room with log burner as well as a utility, boot and garage room on the ground floor. On the first floor there are three double bedrooms and a family bathroom.

To the south of the farmhouse are the Dutch barn and Stone barn. The Dutch barn has planning permission for a three double bedroom dwelling with a spacious kitchen, dining, living room, study and games room.

The Stone barn has planning permission for a four-bedroom house with 3 bathrooms, kitchen, dining, living room, a boot room and a separate utility.

All three houses will benefit from the possibility to create garaging and have good size gardens.

Further land available on request.

Cotswold District Council 25/03122/FUL

LOCATION

Wyck Hill Farm is located in an elevated position with outstanding views across the Cotswolds and back up to Stow-on-the-Wold. Wyck Hill Farm is within 2 miles of Stow-on-the-Wold and benefits from the town's facilities, pubs, cafes and shops. A doctor's surgery and veterinary practice are also in the town. There are an excellent range of educational facilities in the area with a primary school in Stow-on-the-Wold and the superb Cotswold School in Bourton on the Water for secondary education. This popular town sits on the edge of the Cotswolds and is within a Conservation Area and an Area of Outstanding Natural Beauty. Kingham and Moreton-in-Marsh Railway Stations provide a direct service to London Paddington (mainline





station London/Paddington from 90 minutes). The renowned Daylesford Organic Farm Shop, Cafe and Spa is situated approximately 5 miles away and Soho Farmhouse 19 miles, Cheltenham 19 miles and Oxford 28 miles.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage to a septic tank. Broadband to the house. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required.)

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & 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.

LOCAL AUTHORITY

Cotswold District Council Trinity Road, Cirencester GL7 1PX. T: 01285 623000 | W: www.cotswold.gov.uk

COUNCIL TAX

Business rates, no council tax.



2 PROPOSED FIRST FLOOR PLAN
1:100



EXISTING STRUCTURE RETAINED

PROPOSED STRUCTURE

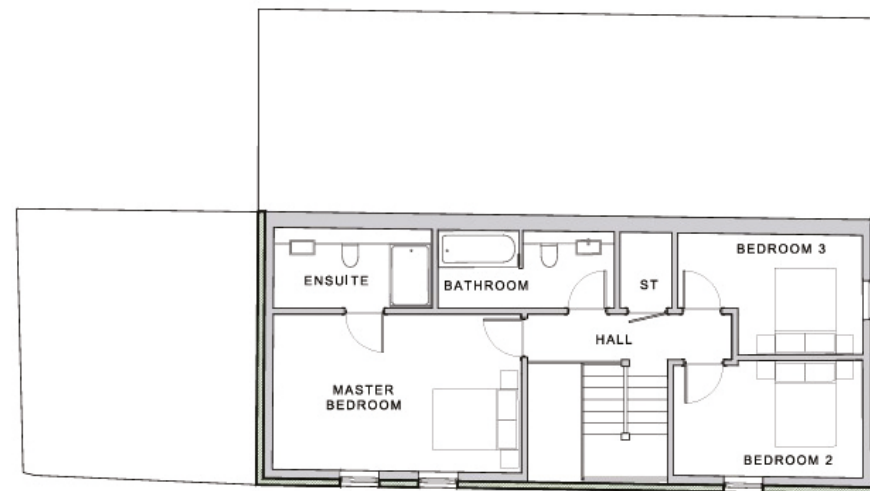
1 PROPOSED GROUND FLOOR PLAN
1:100





PROPOSED REAR ELEVATION

1:100



2 PROPOSED FIRST FLOOR PLAN

1:100



1 PROPOSED GROUND FLOOR PLAN

1:100

EXISTING STRUCTURE RETAINED



EPC

Band E (44)

VIEWING

Viewing is strictly by appointment.
Please telephone Butler Sherborn, Stow on the Wold
Office - T: 01451 830731 or
The London Office - T: 0207 839 0888
E: stow@butlersherborn.co.uk

DIRECTIONS (GL54 1HT)

Coming from Stow-on-the-Wold on the Fosseway A429, as the first set of traffic lights are approaching veer left on to the A424 towards Burford. Wyck Hill Farm is one mile up the road on the left hand side.

what3words: ///servers.flashing.climbing



Pubs

The Porch House, Stow-on-the-Wold 2 miles
The Feathered Nest Inn, Nether Westcote 3 miles
The Slaughters Country Inn 3.2 miles
Hawkstone Brewery, Bourton on the Water 3.4 miles
The Kings Head, Bledington 4 miles



Schools

Stow on the Wold Primary School 2.3 miles
The Cotswold School 3.6 miles
Bledington Primary School 4.1 miles
Kitebrook Prep School 8.5 miles



Train station

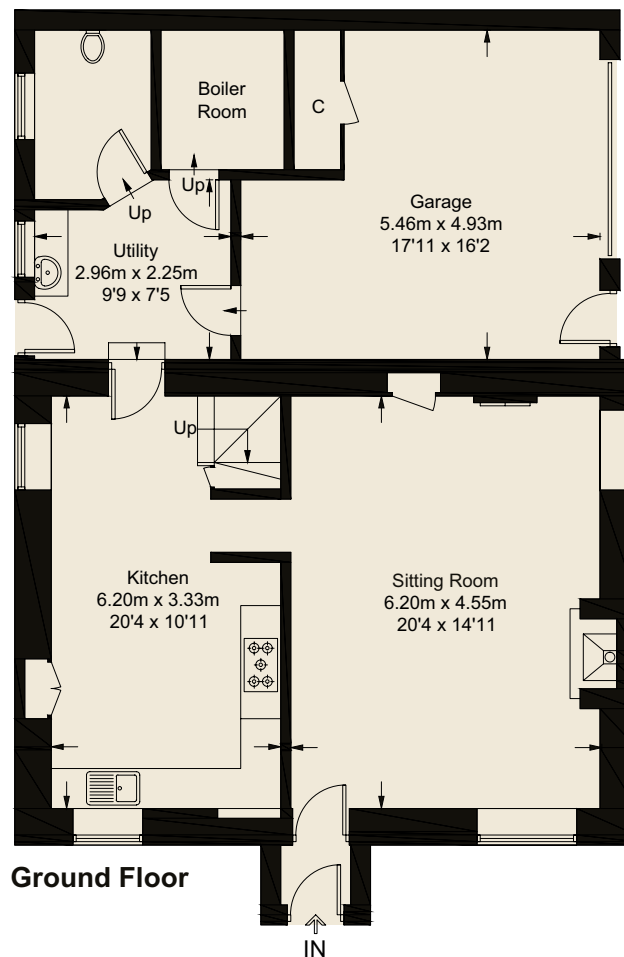
Kingham Station 4.9 miles
Moreton in Marsh station 6.4 miles



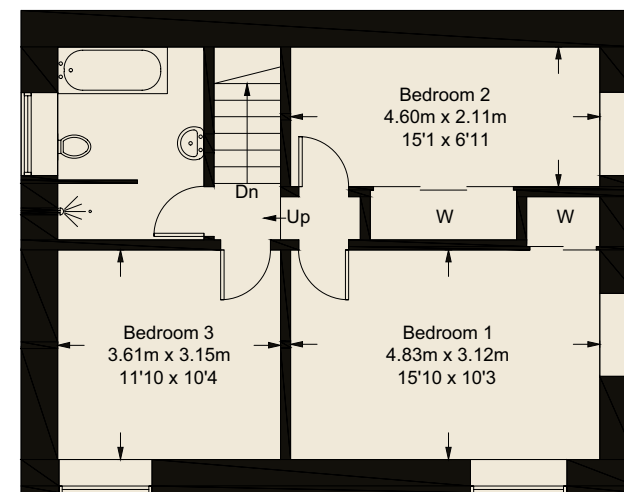
Members Clubs

Daylesford Organic, and Bamford Spa 5 miles
Soho Farmhouse 19 miles

Wyck Hill Farm, Wyck Hill, Stow on the Wold, GL54 1HT



Ground Floor



First Floor

Approximate Gross Internal Area = 149.5 sq m / 1609 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1299803)



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