

Elmfield Farm Church Lane
Adsett, Westbury-On-Severn GL14 1NF

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ESTATE AGENTS | EST 1985

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Adsett, Westbury-On-Severn GL14 1NF

Guide Price £625,000

A FIVE BEDROOM DETACHED FARMHOUSE IN EXCESS OF 2,500 SQ FT offering FLEXIBLE and VERSATILE ACCOMMODATION, with VERY SPACIOUS ROOMS, in need of EXTENSIVE UPDATING and MODERNISATION, RANGE OF SUBSTANTIAL OUTBUILDINGS, LOVELY MATURE GARDENS and GROUNDS, with the whole plot APPROACHING APPROXIMATELY ONE ACRE, situated in a LOVELY UNSPOILT RURAL LOCATION, all being offered with NO ONWARD CHAIN.

Westbury-on-Severn is a picturesque and highly desirable village situated on the western banks of the River Severn, surrounded by beautiful Gloucestershire countryside. The village offers a wonderful combination of rural charm, community spirit and convenient access to nearby towns and cities. Local amenities include a village primary school, parish church, village hall, public house and recreational facilities, whilst a wider range of shopping, leisure, educational and healthcare facilities can be found in the nearby city of Gloucester. The village is particularly appealing to those who enjoy countryside walks, outdoor pursuits and the peaceful surroundings of the Severn Vale.

Ideally positioned along the A48, Westbury-on-Severn provides excellent road connections to Gloucester, approximately 9 miles away, together with convenient access to the A40 and M5 motorway, offering onward links to Cheltenham, Bristol, Birmingham and the wider motorway network. The M50 motorway is also accessible via the surrounding road network. For those commuting by rail, mainline railway stations can be found at Gloucester and Lydney, approximately 8 and 9 miles away respectively, providing services to a range of destinations including Cardiff, Bristol, Birmingham and London via connecting and direct routes. Regular bus services also connect the village with Gloucester and the Forest of Dean. The nearby National Trust Westbury Court Garden and the beautiful Forest of Dean offer further opportunities for walking, cycling and exploring the countryside, making Westbury-on-Severn an attractive location for those seeking a relaxed rural lifestyle without compromising on accessibility.



Entrance via solid door into:

ENTRANCE HALL
Single radiator, stairs to the first floor, front aspect window.

SITTING ROOM
18'5 x 15'0 (5.61m x 4.57m)
Inset woodburning stove (not tested), two double radiators, exposed stone walling, side and rear aspect windows with the rear aspect having a lovely outlook over the gardens.

DINING ROOM
11'10 x 9'8 (3.61m x 2.95m)
Under stairs storage cupboard, double radiator, stone walling, front aspect window.

SNOOKER ROOM / FORMAL LOUNGE
28'0 x 22'0 (8.53m x 6.71m)
Wood burning stove (not tested), front, side and rear aspect windows with a private outlook over the garden, half glazed door to the outside.

FAMILY KITCHEN / BREAKFAST ROOM
22'0 x 11'11 (6.71m x 3.63m)
Fitted oil-fired Aga cooking range with ovens and hotplates, base and wall mounted units, single drainer sink unit with mixer tap, plumbing for washing machine, built-in storage cupboard, double radiator, exposed stone walling, two rear aspect windows with a lovely private outlook over the gardens. Door to:

SUN ROOM
15'11 x 10'8 (4.85m x 3.25m)
Outlook over the gardens, door to the outside.

REAR HALL
Double radiator, shelving area. Door to:

UTILITY / CLOAKROOM
7'10" x 5'1" irregular shape (2.41m x 1.55m irregular shape)
Low-level WC, double drainer sink unit, single radiator, rear aspect window.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.













LANDING
Cupboard housing the gas-fired central heating and domestic hot water boiler, storage cupboard, two further built-in cupboards, two front aspect windows.

MASTER SUITE
22'0 x 13'8 (inc en-suite) (6.71m x 4.17m (inc en-suite))
Double radiator, wardrobe, pine panelled ceiling, eaves storage space, side aspect window with a private outlook.

EN-SUITE
Fitted corner bath, shower attachment over, close coupled WC, pedestal wash hand basin with tiled splashback, double radiator, shaving point.

BEDROOM 2
14'11 x 12'8 (inc en-suite) (4.55m x 3.86m (inc en-suite))
Double radiator, fitted wardrobes, hanging rail and shelving, access to roof space via loft ladder (part boarded with light with side aspect window), side and rear aspect windows with a lovely private outlook over the gardens.
Door to:

EN-SUITE SHOWER ROOM
Fitted double shower cubicle and tray, panelled surround, close coupled WC, pedestal wash hand basin, rear aspect frosted window.

BEDROOM 3
11'3 x 9'11 (3.43m x 3.02m)
Radiator, wash hand basin, tiled splashback, rear aspect window with a lovely outlook over the gardens.

BEDROOM 4
12'0 x 10'3 (3.66m x 3.12m)
Double radiator, front aspect window.

BEDROOM 5
9'9 x 7'7 (2.97m x 2.31m)
Exposed timber flooring, double radiator, wash hand basin with tiled splashback, rear aspect window with outlook over the gardens.

BATHROOM
7'10 x 6'8 (2.39m x 2.03m)
Coloured suite comprising bath with shower over, tiled surround, close coupled WC, wash hand basin, double radiator, rear aspect frosted window.

OUTSIDE
From the lane, a sweeping block paved driveway leads through to the rear of the property where there is a parking and turning area suitable for several vehicles. This leads to a range of outbuildings to include:

DOUBLE GARAGE
18'2 x 17'10 (5.54m x 5.44m)
Accessed via two single up and over doors, power and lighting, personal door through to the side.

WORKSHOP
18'9 x 11'1 (5.72m x 3.38m)
Accessed via double timber doors, power and lighting.

GARAGE / WORKSHOP
22'3 x 12'9 (6.78m x 3.89m)
Accessed via electric up and up over door, power and lighting, personal door through to the side, eaves storage space.

The property has gardens mainly to the rear, which is made up of large mature lawns, substantial pond, abundance of mature shrubs and trees, natural hedging boundary, backing onto open farmland.

A block paved patio area has steps leading up to a large balcony, giving a lovely aspect over the west facing gardens.

The whole plots approaches approximately one acre.

SERVICES
Mains electricity, water, septic tank, oil-fired Aga, LPG heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent.









LOCAL AUTHORITY
Council Tax Band: F
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

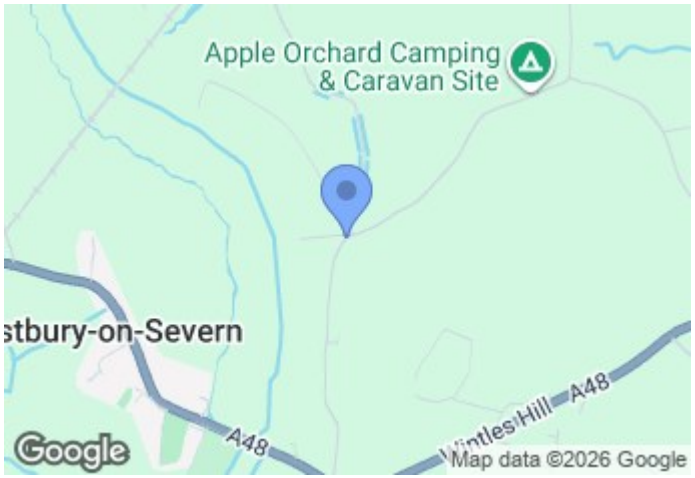
DIRECTIONS
From Gloucester, proceed along the A48 towards Chepstow. Proceed through the village of Minsterworth and as you head towards Westbury-On-Severn, you will see a turning on your right for Adsett Lane. Turn right here, proceed down Adsett Lane until you come to a junction, turning left and then immediately left onto the driveway.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

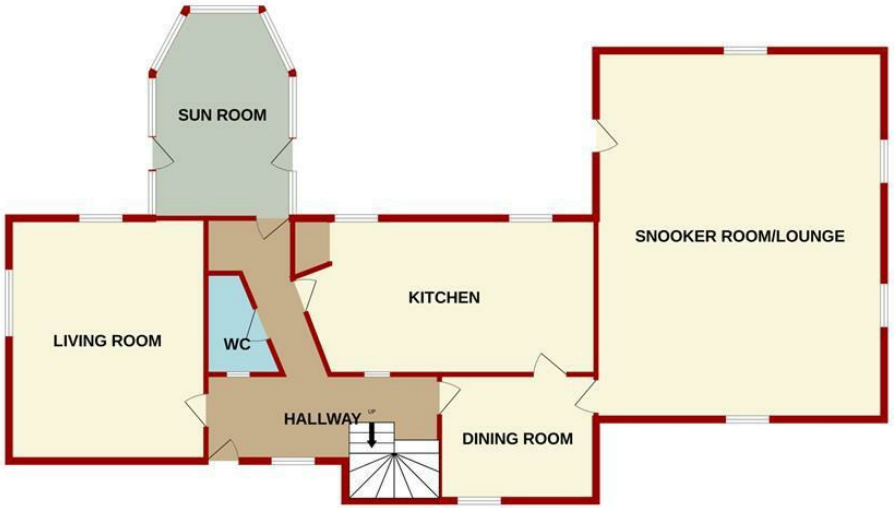
AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.







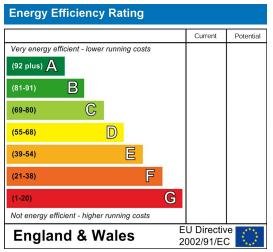
GROUND FLOOR

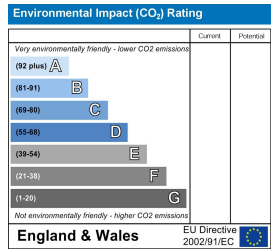


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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