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THE WEIR HOUSE , WEIR GREEN, ELMORE, GL2 3WG

The Property

There are some homes where the setting is every bit as memorable as the house itself, and The Weir House is certainly one of them. Tucked away at the end of a quiet country lane in the peaceful village of Elmore, with the River Severn close by and open countryside stretching beyond, this is a home that feels wonderfully removed from everyday life while still being within easy reach of Gloucester.

Lovingly restored and enjoyed by the same family for nearly 50 years, the property offers a wonderful balance of character, warmth and flexibility, with accommodation arranged over three floors. Throughout the house, windows frame views across the gardens, surrounding countryside and towards the river.

The entrance hall gives access to the sitting room, dining room, fitted breakfast kitchen, utility room and cloakroom, with stairs rising to the first floor.

The sitting room is a particularly welcoming room, with windows to both the front and rear allowing plenty of natural light to flow through. An impressive inglenook fireplace with inset wood-burning stove creates a lovely focal point and gives the room a warm, comfortable atmosphere.

Leading from here is a further reception room, currently used as a snug, library and music room. With direct access to the garden, this is a beautifully versatile space which could work equally well as a home office, playroom, reading room or additional sitting room.

The dining room offers plenty of space for a generous dining table and is perfectly placed for family meals and entertaining. A window takes in views towards the River Severn and surrounding countryside, creating a particularly lovely backdrop.

The fitted breakfast kitchen is well suited to the character of the house, with traditional-style cabinets and an impressive Everhot range cooker. There is also space for a breakfast table, making this a relaxed and sociable room for everyday use.

The utility room provides excellent practical space and sits alongside the ground-floor cloakroom, completing the accommodation on this level.

Stairs rise to the first floor, where there are four bedrooms, a family bathroom and a separate shower room.

Bedroom One is a spacious and characterful double room, enjoying beautiful views towards the River Severn. An ornate fireplace, exposed beam and useful built-in wardrobe areas add further charm. Bedroom Two is another bright and well-proportioned double room, with far-reaching views across the surrounding countryside.

Bedroom Three is another attractive double room overlooking the gardens and is positioned conveniently beside the separate shower room, making it ideal for guests or flexible family living. Bedroom Four is a pleasant single room with an outlook across the front and towards the river beyond.

The second floor provides further useful and flexible accommodation. The large attic room offers excellent additional space, while the adjoining room is currently used as a home office. Together, the two rooms could lend themselves to a variety of uses, whether as additional bedroom space, a teenage retreat, hobby room or simply a quieter area away from the main living accommodation.

The Weir House is a home full of warmth and individuality, where the accommodation, setting and views come together beautifully to create something very special.

AI-generated imagery has been used to illustrate the versatility of the attic accommodation.

AGENTS NOTE: The property is served by a private sewage treatment plant, installed in March 2026, and is compliant with the relevant binding regulations for properties that are not connected to mains drainage or sewers. Since 1996, The Weir House and the two neighbouring properties at Weir Green have been protected by flood defences designed, installed and maintained by the Environment Agency. The properties have not flooded since these defences were installed.





Outside

The grounds surrounding The Weir House are every bit as appealing as the house itself, wrapping around the property and creating a wonderful sense of space, privacy and connection to the countryside.

The gardens are mainly laid to lawn and are complemented by established trees, mature planting and productive vegetable areas. A greenhouse and summerhouse add further charm, while a choice of terraces provide lovely places to sit, dine and enjoy the sunshine and far-reaching views throughout the day.

A single garage is positioned at the front of the property, before a five-bar gate opens onto the private driveway. The driveway then continues alongside the house, providing generous off-road parking and access into the grounds beyond.

One of the standout features of the grounds is the substantial detached two-storey brick outbuilding. Offering excellent space over two levels, it lends itself to a variety of uses such as a workshop, studio, home office, gym or creative space, subject to any necessary consents.

There is also a charming brick-built garden store, understood to have originally served as the property's privy, together with extensive log storage and further productive planting areas, all adding to the practicality and character of the outside space.

With the River Severn forming such a beautiful backdrop and open countryside beyond, the gardens at The Weir House offer a magical setting in which to relax, entertain, garden and enjoy the changing seasons.

A Note from Our Vendors

"Weir Green is a wonderfully peaceful part of the quiet rural village of Elmore, set on the banks of the River Severn. We are surrounded by open countryside and enjoy the most beautiful, ever-changing views across the river and surrounding fields towards Gloucester Cathedral.

"We have loved living in this very special family home for nearly 50 years, watching it evolve alongside our family and creating so many treasured memories here. It has been an incredibly difficult decision to leave, but the time has come for us to move to somewhere a little smaller.

"There are lovely country walks directly from the door, particularly along the Severn Way or through the village to the award-winning Wholly Gelato at Barhouse Farm. For those who enjoy cycling, there is also a pleasant seven-mile circular route along quiet country lanes through Longney and back home—and it is not too challenging!

"Despite the wonderfully peaceful setting and the abundance of nature and wildlife surrounding us, everyday amenities remain within easy reach. The Pilot Inn is approximately five minutes away by car, while Tesco and the Severn Vale Shopping Centre can be reached in around ten minutes. Gloucester city centre and its railway station are approximately 20 minutes away.

"We will miss The Weir House enormously and hope its next owners will love both the home and its remarkable setting every bit as much as we have."



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating E



Location

The Weir House occupies a truly idyllic riverside setting within one of Gloucestershire's most picturesque and peaceful locations. Situated in the historic village of Elmore, immediately south-west of Gloucester, this ancient farming community has remained wonderfully untouched by the hustle and bustle of modern life. Tucked away between the River Sever and the Gloucester-Sharpness Canal, Elmore enjoys uninterrupted views over undulating farmland, creating a setting that feels both secluded and breathtaking.

Surrounded by rolling countryside, mature woodland and far-reaching rural views, the property offers an exceptional lifestyle opportunity for those seeking tranquility whilst remaining connected to nearby amenities. The surrounding area is renowned for its natural beauty with endless walking, cycling and wildlife opportunities right on the doorstep. The nearby villages of Saul and Frampton on Severn offer a wonderful sense of community together with village pubs, canal walks and local facilities.

There are excellent schools within the vicinity, both state and private, including a popular primary school in the neighbouring village of Longney, with further schooling available in surrounding villages, together with Gloucester and Stonehouse, with well regarded grammar schools in Stroud and Gloucester.

Although located in a peaceful, rural setting, the property remains conveniently positioned for access towards Gloucester, Stroud, Cheltenham and the M5 motorway network, with Junction 12 offering straightforward routes both north and south. Gloucester is within approximately 5 miles, making the location ideal for those working within the city whilst enjoying a countryside lifestyle. Stonehouse Railway Station is within easy reach and provides a direct line to London Paddington in approximately 90 minutes, with Gloucester Railway Station within easy reach by car.

This is a charming home in a secluded and magical setting, offering incredible views, versatile accommodation and grounds that have been lovingly enjoyed for decades.



Directions

From Junction 12 of the M5, proceed towards Gloucester, at BP services roundabout take the third exit, onto the A38. Fork left onto slip-road (B4008 Bristol Road) then turn left into Green Lane. At the T-junction turn right into Sellars Road and at the mini-roundabout take the first exit signed to Elmore. Pass the Pilot Public House on your left and cross over the canal bridge and continue along this country lane for approx 1 mile, turn right at the triangle into Weir Lane and continue to the end, where you will see our for sale board and you are greeted by The Weir House. [///:shaped.tells.salsa](https://www.shaped.tells.salsa)



**Approximate Gross Internal Area 2093 sq ft - 194 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 906 sq ft – 84 sq m

First Floor Area 755 sq ft – 70 sq m

Second Floor Area 432 sq ft – 40 sq m

Garage Area 179 sq ft – 17 sq m

Outbuilding Area 563 sq ft – 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

AJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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