



LONG ACRE

ELMSTONE HARDWICKE | CHELTENHAM | GLOUCESTERSHIRE





LONG ACRE

ELMSTONE HARDWICKE | CHELTENHAM | GLOUCESTERSHIRE | GL51 9TG

LONG ACRE IS A SIX-BEDROOM DWELLING (SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION) SITUATED IN OPEN COUNTRYSIDE EAST OF THE VILLAGE OF HARDWICKE, APPROXIMATELY HALF A MILE SOUTH OF THE VILLAGE OF STOKE ORCHARD, WITH VIEWS OF CLEEVE HILL. THE PROPERTY BENEFITS FROM BEING IN AN OPEN COUNTRYSIDE POSITION WITH BEAUTIFUL VIEWS CLOSE TO THE TOWN OF CHELTENHAM.

Long Acre offers a fantastic opportunity to acquire an agricultural smallholding with potential in a semi-rural location offering excellent accessibility to the major road networks of the A4019, A38 and M5.

- Superb location close to the town of Cheltenham •
- Great accessibility to the South-West / The Midlands / The North •
 - Private position in open countryside •
- Spacious six-bedroom house (subject to an Agricultural Occupancy Condition) •
- Collection of outbuildings (6243sqft) with potential for a range of uses (STP) •
 - Extensive lawned garden •
- Unfenced paddock of permanent pasture with potential to be used for grazing livestock •
- Appealing to lifestyle, development and rural enterprise purchasers •
 - Energy Performance Certificate Rating E •

Stoke Orchard 0.9 miles • Elmstone Hardwicke 1 mile • Coombe Hill 2.1 miles • Bishops Cleeve 3 miles • Cheltenham 3 miles • Cheltenham Spa Railway Station 3.5 miles • Tewkesbury 4 miles • Gloucester 7.5 miles • Worcester 19.5 miles • Cirencester 22 miles Bristol 36 miles • Bristol Parkway Railway Station 40 miles • Bristol Airport 55 miles • London 101 miles • London Heathrow Airport 105 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Long Acre enjoys an excellent location positioned a short distance from the villages of Stoke Orchard and Elmstone Hardwicke, close to the towns of Cheltenham and Tewkesbury, benefiting from a rural location with private feel and excellent views of Clevee Hill.

Positioned on the east of the public highway that connects Hardwicke to Elmstone Hardwicke, west of the M5, the property is accessed via a gated entrance into the front yard area with ample parking to the front of the property.

Long Acre has a private countryside position yet there are excellent connections to the main road network, with easy access to the A4019, A38 and M5. The village of Bishops Cleeve and towns of Cheltenham and Tewkesbury are only three and four miles away, with Cheltenham boasting excellent state, private and grammar schools, an up-market and thriving town centre with regency feel, an extensive range of recreational and leisure facilities/clubs and the Cheltenham racecourse, home of the Cheltenham Festival.

Further recreational facilities can be found at Gloucester, home to Gloucester Rugby Club who play in the Rugby Premiership, England's top division of rugby, as well as in European competitions. An abundance of tourism and recreational activities exist within the wider Gloucestershire region, especially within the beautiful Cotswolds Area of Outstanding Natural Beauty and historic Forest of Dean.





THE HOUSE

Accessed from the public highway, the property benefits from gated access with grassed area and excellent hardstanding parking area to the front of the house providing parking for four vehicles, with carport allowing for parking behind the dwelling also. Externally the property is of a reconstituted Cotswold stone block construction, with stone walls under a pitched tiled roof, with useful carport (with 2.75 m clearance). The property features a 1st floor balcony to the front. To the rear of the property an external staircase provides access to the first floor. The outbuildings and land are located to the rear of the house and provide an excellent opportunity for a range of possible uses (subject to obtaining the necessary planning consents).

The main entrance to the property is through a large door to the front. This elevation opens directly into a spacious front hallway which can also be accessed from an external door to the side of the carport. From the hallway opposite the front door is the downstairs cloakroom/utility with wc, wash basin and window to the rear. Adjacent to the utility and also accessed from the hallway is the kitchen with tiled floor, wall and base timber units with breakfast bar, and composite work top with metal sink. The kitchen has a light and airy feel with windows to the rear.

Beyond the kitchen is the dining room with single aspect window to the side and external door to the rear. An open archway from the dining room provides access to the extensive sitting room with dual aspect windows to the front and side. The room features an old gas fire on the rear elevation which is now decommissioned.

From the hallway, stairs lead up to the first-floor central landing. On the left are the first three bedrooms two large and one standard double. On the rear side of the landing is the family bathroom with wc, bath with overhead shower and washbasin. To the front of the landing is the external door providing access to the balcony. On the right-hand side of the landing are the remaining three bedrooms, the first of which is the principal double bedroom with window to the front and enclosed wardrobe space. Adjacent to this on the right-hand side of the landing is a further bedroom which is a walk-through bedroom housing the airing cupboard. This room would also work well as an office. Beyond this is a rear landing with door to the external staircase providing access to the outside. Also accessed from the rear landing is the last of the bedrooms, a double with single aspect window to the side. All the bedrooms benefit from countryside views and with the first floor being so extensive the bedrooms could be remodelled and reconfigured in many different ways.

The overall accommodation is bright, spacious and in reasonable condition but is in need of gentle modernisation throughout.

FLOORPLANS

Long Acre, Cheltenham, Gloucestershire

Approximate Gross Internal Area

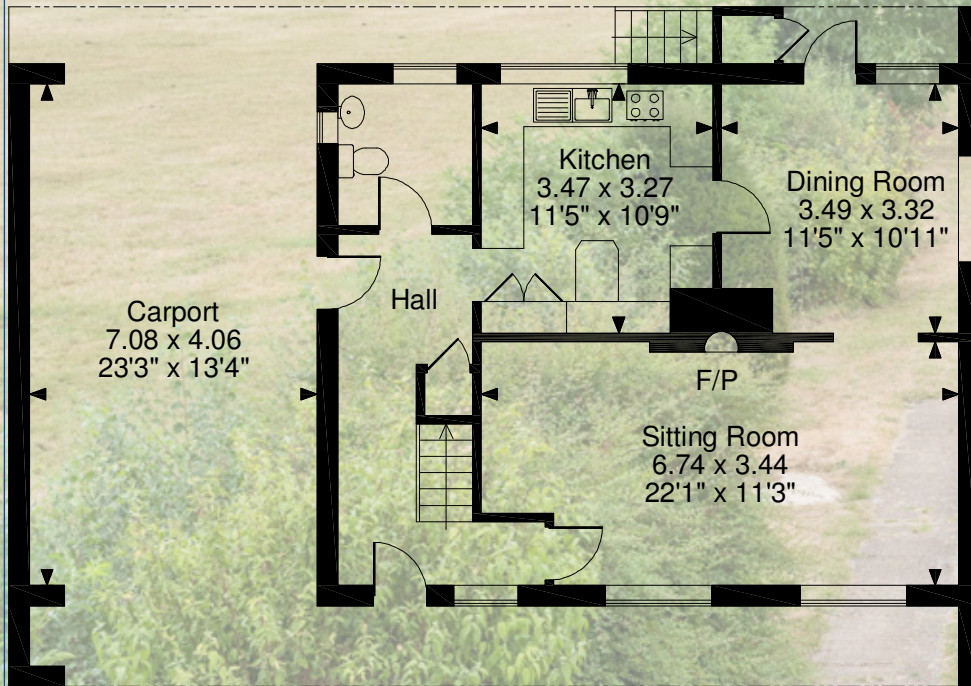
Main House = 1655 Sq Ft/154 Sq M

Carport = 309 Sq Ft/29 Sq M

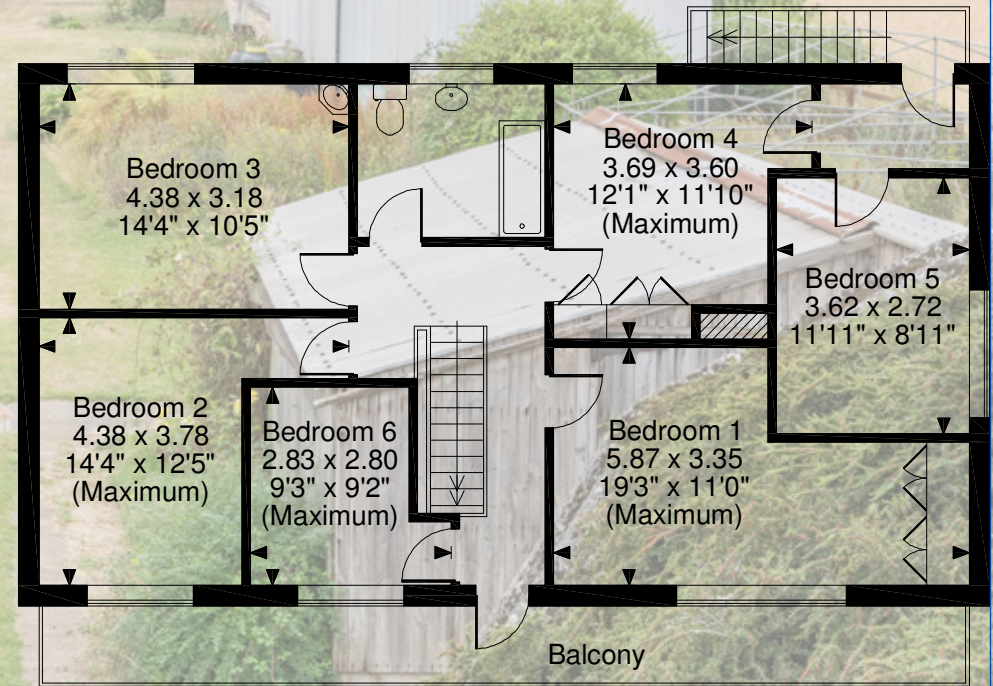
Balcony external area = 153 Sq Ft/14 Sq M

Total = 1964 Sq Ft/183 Sq M

Quoted Area Excludes 'External C/B'



Ground Floor



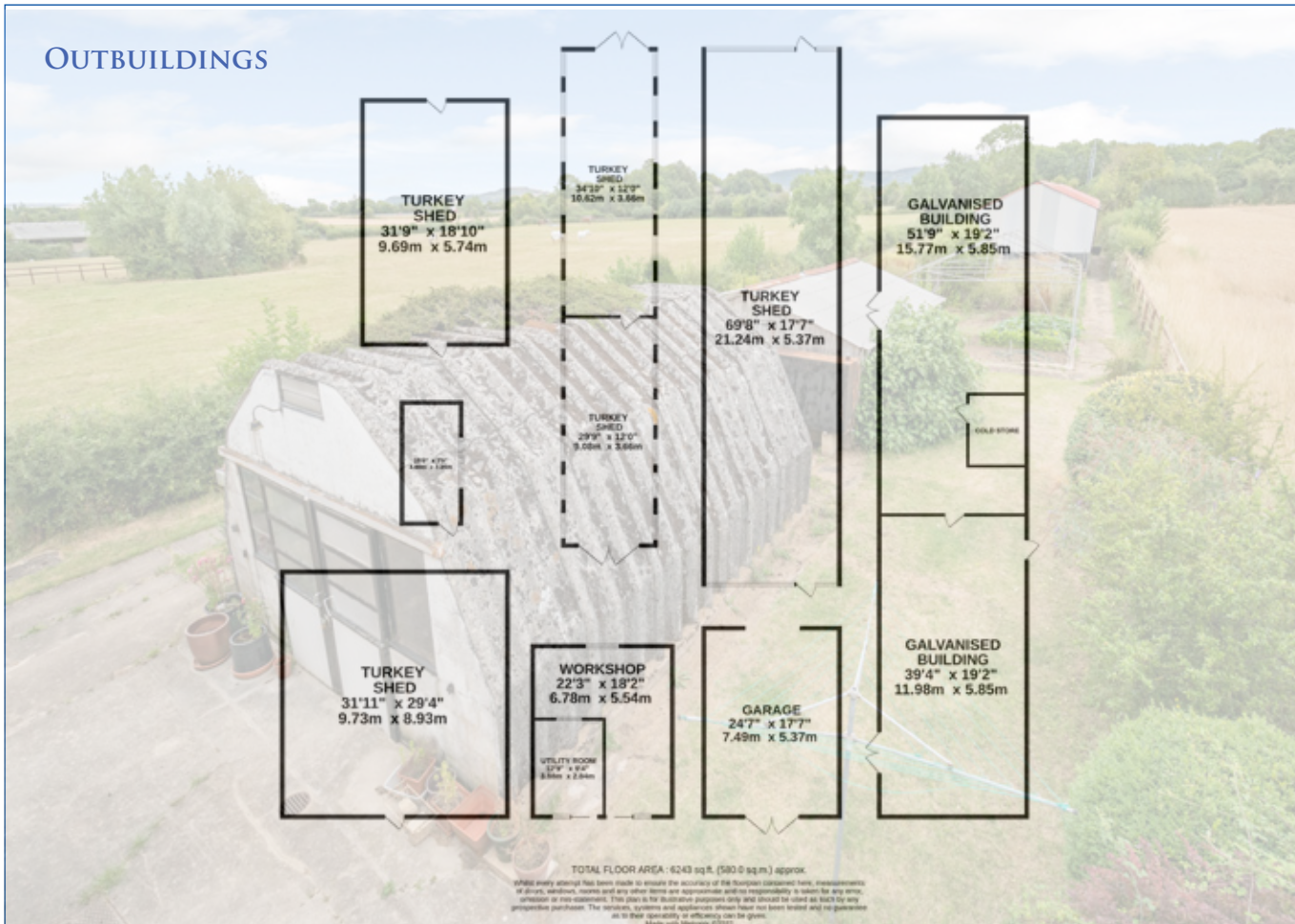
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8515289/DMS

OUTBUILDINGS



OUTBUILDINGS AND LAND

Historically used as a poultry farm, the land at Long Acre is all contained within a ring-fenced L shaped plot. To the front of the property is a gated triangular shaped lawn area adjacent to the drive with parking for two vehicles. To the rear of the house, accessed via the carport is a long stretch of lawn garden with 6243sqft (580sqm) of outbuildings providing a useful collection with potential for a range of uses, subject to obtaining the necessary planning consents.

The first two buildings, both within the immediate residential curtilage of the house are an old-style Nissen hut used as a workshop with two internal fully enclosed rooms and a timber framed and clad garage with concrete floor and double doors to the rear.

Beyond the garage is a rectangular lawn area with a planted-up vegetable garden and an extensive timber portal framed fully enclosed galvanised building with concrete floor and tin sheeted roof. Internally the shed, previously used for turkey rearing, is split into two sections and also houses a walk-in cold store.

Beyond the galvanised building is a further area of grassland extending to approximately 0.3 acre which is currently being used as lawn but could easily be fenced off into a paddock. To the east of this are two further buildings; a second Nissen hut and a timber framed turkey shed. The land then bends round to the south with two further timber clad turkey sheds and a paddock area extending to approximately 0.2 acre which could provide useful grazing for a pony or someone with hobby farming interests.

The land and buildings at Long Acre are set out well with all external boundaries stock proof fenced and concrete paths throughout linking all the outbuildings. The house and outbuildings certainly provide significant appeal to residential, development and rural enterprise type purchasers.

In all Long Acre extends to approximately 1.18 acres (0.48 hectares)



KEY INFORMATION

Services: Mains electricity, mains water. The property is plumbed in for central heating but is no longer connected to mains gas. Foul drainage has historically been to a septic tank to the front of the property. It is understood that this will need to be replaced with a package treatment plant. Quotations for gas connection and package treatment plant are available from the agent on request.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

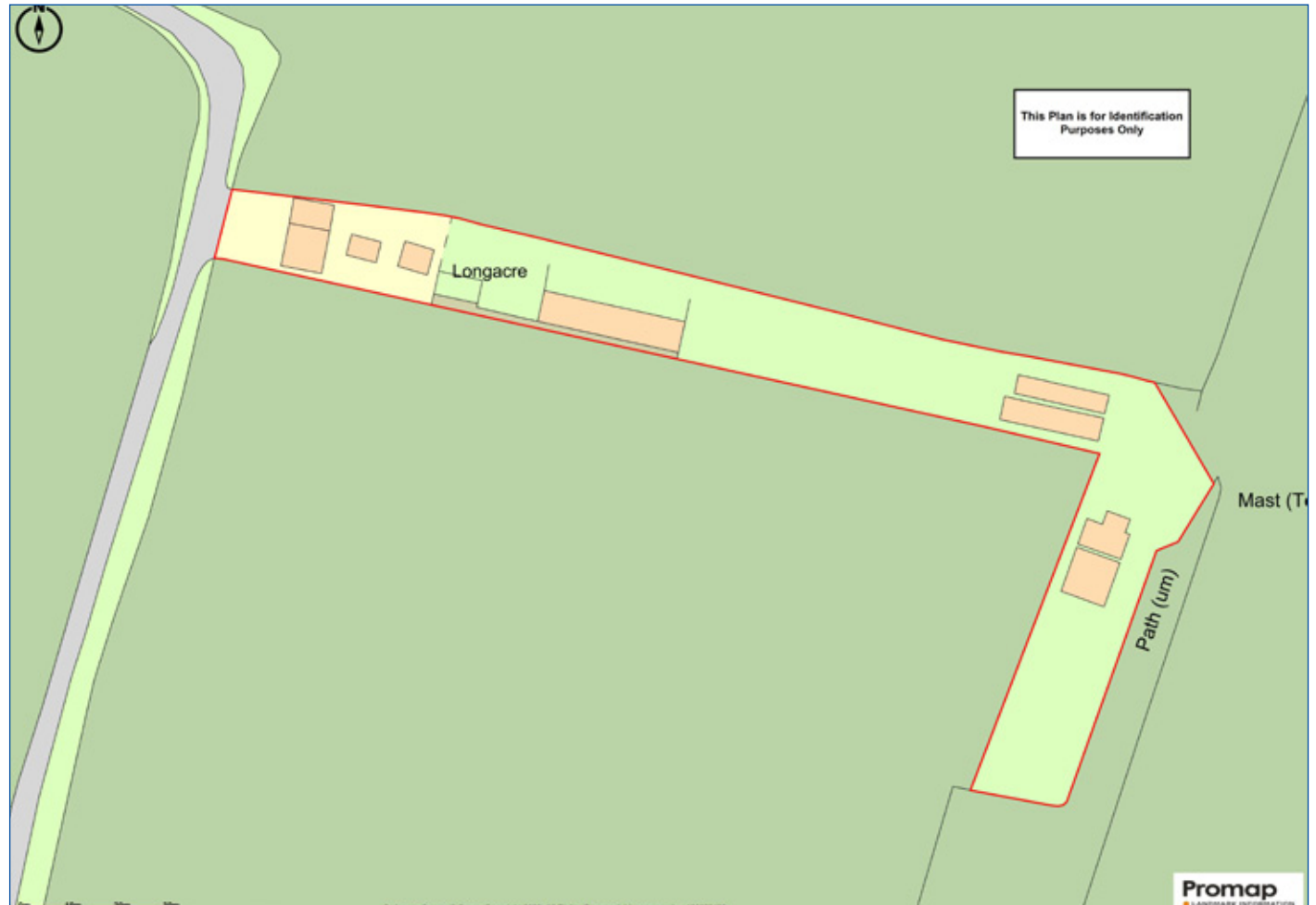
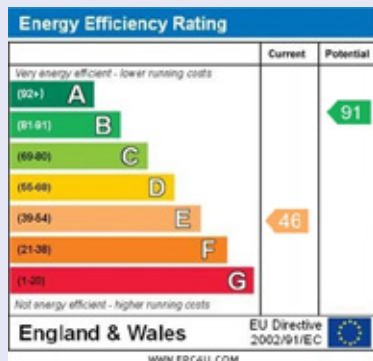
Council Tax Band: County Council Band 'D'.

Local Authority: Tewkesbury Borough Council: 01684 272151

Directions: From the Gallagher Retail Park at Cheltenham, take the A4019 Tewkesbury Road heading west. After 2 miles take the right-hand turn before the Gloucester Old Spot Pub. Continue for 1.1 miles then take the first right hand turn. Continue for 0.1 miles the property will then be round the bend on your left-hand side.

Postcode: GL51 9TG

///fancy.resources.kept



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park
Monmouth
NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared August 2022