



BLUEBELL FARMHOUSE

COLD POOL LANE | BADGEWORTH | CHELTENHAM







BLUEBELL FARMHOUSE

COLD POOL LANE | BADGEWORTH | CHELTENHAM | GL51 4UP

BLUEBELL FARMHOUSE IS A SPACIOUS DETACHED FOUR BEDROOM FARMHOUSE, SITUATED IN THE SOUGHT AFTER VILLAGE OF BADGEWORTH, LOCATED BETWEEN CHELTENHAM AND GLOUCESTER. BENEFITING FROM A LARGE GARDEN AND DOUBLE GARAGE THE PROPERTY IS CERTAINLY AN ATTRACTIVE SEMI-RURAL RESIDENCE.

Bluebell Farmhouse offers the opportunity to acquire an appealing modern large family property, in a semi-rural location with large garden, offering excellent accessibility to the major road networks of the A40/A417/M5/M50.

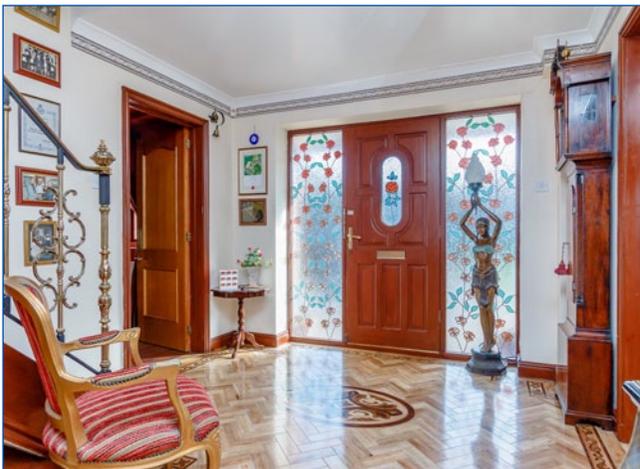
Superb position within the semi-rural village of Badgeworth, between Cheltenham and Gloucester • Great Accessibility to South West/South Wales/ West Midlands/Bristol/Oxford/London • Private position with large garden
Spacious modern four bedroom accommodation • Kitchen, utility and three reception rooms • Good sized office • Wet room/Gym and downstairs shower room with W.C. • Four large double Bedrooms, Master with ensuite
Family Bathroom with four piece suite • Potential for creation of additional bedrooms on third storey • Ample parking for a number of vehicles
Double garage • Gardens with a variety of mature trees & shrubs
Tree lined drive • Out buildings with potential for creation of Annexe
Property extends to approximately 1.47 acres in total
Bluebell Farmhouse is subject to an Agricultural Occupancy Condition

Bluebell Farmhouse Residence: Entrance Hallway • Ground Floor WC • Sitting Room • Dining Room • Games Room • Office • Open Plan Dining Area • Kitchen Utility Room • Wet Room/Gym • Shower Room with W.C. • Double Garage
Stairs to first floor • Landing • Three Double Bedrooms • Master Bedroom with Walk through Dressing Room and Ensuite Bathroom fitted with Walk-in Shower and Jacuzzi • Stairs to second Floor • Three Attic Rooms

Cheltenham 2 miles • Gloucester 4 miles • Tewkesbury 7 miles • Stroud 10 miles
Cirencester 12 miles • Bristol 30 miles • Oxford 35 miles • London 85 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

Bluebell Farmhouse enjoys a private semi-rural location directly between Cheltenham and Gloucester, boasting fantastic links to the larger centres of Bristol/Oxford/London via the nearby A40/A417/M50/M5.

Situated directly off Cold Pool Lane the property has a private position yet there are excellent connections to the main road network, with easy access to the A40 & M5. The Spa town of Cheltenham less than two miles away boasts excellent 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 Premiership Rugby, 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.





BLUEBELL FARMHOUSE

Bluebell Farmhouse is accessed from a private tree lined drive off the western side of Cold Pool Lane. The property benefits from an excellent gravelled parking area with space for numerous vehicles and modest area of lawn to the front and double garage. Pedestrian gateways to both sides of the property give access to the spacious rear garden. Directly to the south-west of Bluebell Farmhouse are a small set of wooden outbuildings.

The main entrance to the property is through a large wooden front door, with stained glass panels either side. This leads to the Entrance Hallway with Amtico artisan wooden flooring and a staircase to the first floor. A door to the left leads to the Sitting Room, a large room with windows overlooking the front garden. The Entrance Hallway also gives access to the ground floor WC. A door to the right leads to the games room and office. A door to the rear leads to the open plan dining area with external door. A door to the left leads to the Dining Room (which has internal connecting doors to the sitting room). To the right of the open plan dining area an arched doorway opens to the kitchen with matching fitted wall and base units, Stanley range cooker and tiled floor.

A door from the Kitchen leads to the Utility room, also with separate access from the rear of the house, featuring matching fitted wall and base units, stainless steel sink and tiled floor with space for double fridge, washing machine & tumble dryer. Adjacent to the utility room is the Wet Room/Gym and adjoining downstairs shower room with W.C. Doors from the Wet Room/Gym lead directly to the double garage and an external door to the rear patio and garden.

The first floor of the property is accessed from the front Hallway via a staircase which leads to the landing. From here there are stairs to the second floor, doorways to the three double Bedrooms, the Family Bathroom, with four piece suite and to the Master Bedroom with walk through closet and ensuite bathroom fitted with walk in shower, W.C. and corner Jacuzzi.

The second floor of the property is accessed via a staircase from the first floor landing and comprises three attic rooms with potential to be converted into additional bedrooms with boarded floors, plastered walls and Velux skylights.

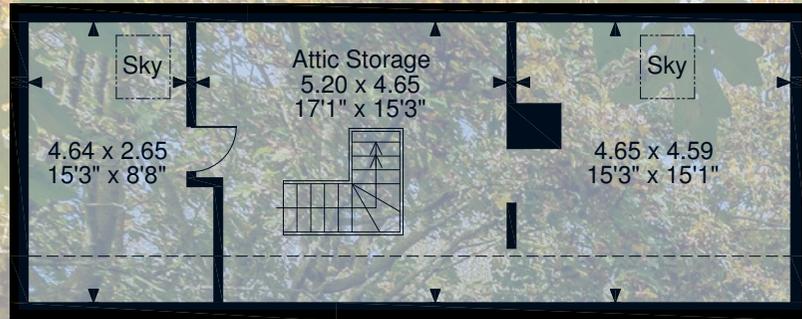
Bluebell Farmhouse, Cold Pool Lane, Cheltenham

Approximate Gross Internal Area

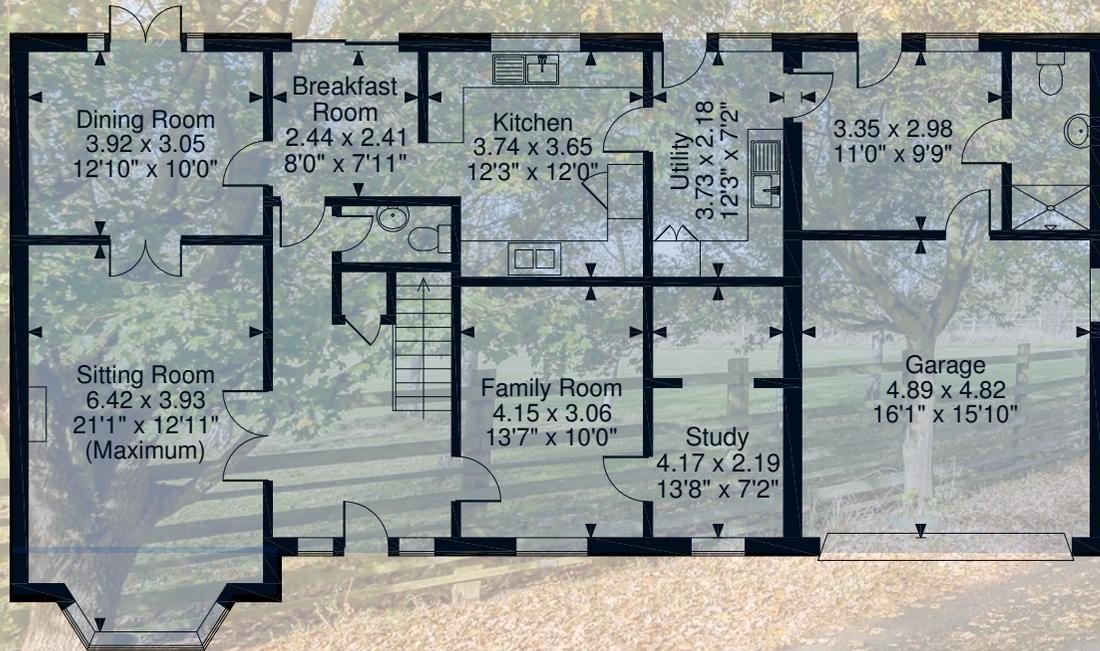
Main House = 2970 Sq Ft/276 Sq M

Garage = 256 Sq Ft/24 Sq M

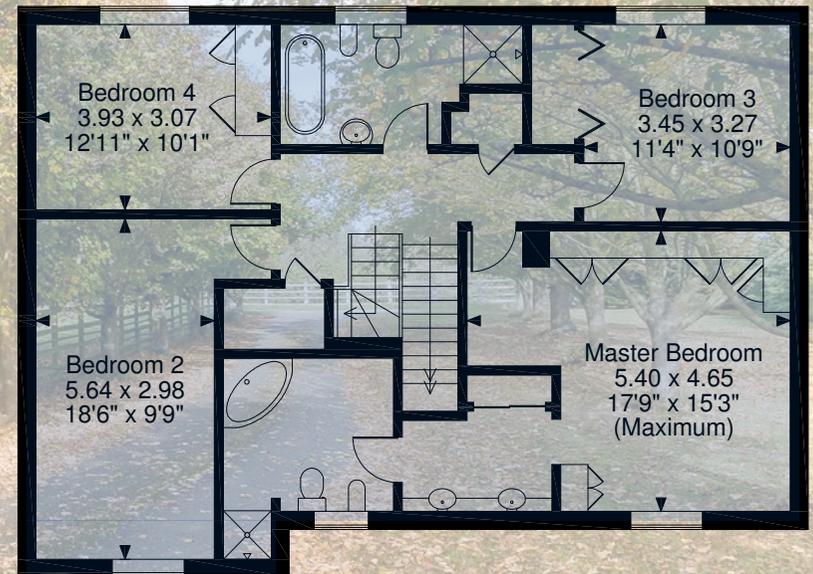
Total = 3226 Sq Ft/300 Sq M



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8366062/OHL



GARDENS & LAND

Bluebell Farmhouse sits in a plot of approximately 1.47 acres of gardens mainly laid to lawn with a number of trees and shrubs. There is a paved patio which runs along the rear of the property, linking with the pedestrian gateway from the front to the north-eastern side of the house.

The north-eastern border of the garden is planted up with a mix of different fruit trees and bushes including a range of apple, pear, plumb and greengage.

A collection of timber framed buildings with service connections are located on the south-west side of the Farmhouse.



KEY INFORMATION

Services: Mains water supply, Private drainage to septic tank, Oil fired central heating.

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.

AOC: Bluebell Farmhouse is subject to an Agricultural Occupancy Condition - for further information contact the selling agents.

Council Tax Band: County Council Band 'E'

Local Authority: Tewkesbury Borough Council. 01684 295010

Viewings: Strictly by appointment with the selling agents.

Directions: From A40 Arle Court Roundabout take the exit onto Hatherley Lane. Continue along this road for a short distance until you reach the Grovefield Way/Hatherley Lane roundabout. Take the third exit onto Grovefield Way. Travel on Grovefield Way for approximately 0.75 miles until you reach a turning for Cold Pool Lane on your right. Travel on Cold Pool Lane for approximately 0.1 miles. Bluebell Farmhouse is the first property on the right hand side. Postcode: GL51 4UP

Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

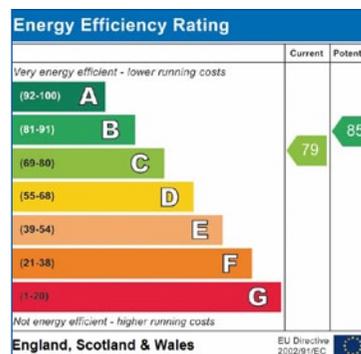
Monmouth

NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

www.powellsrural.co.uk



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared October 2018.