



PEGLARS FARM, FLAXLEY, NEWNHAM, GLOUCESTERSHIRE

PEGLARS FARM

A large farmhouse offering a variety of living options together with paddocks and a range of traditional and modern agricultural buildings with potential for alternative uses (subject to obtaining the necessary planning consents).

Mileages: Westbury on Severn (1 ½ miles), Lydney (9 miles), Ross on Wye (10 ½ miles), Gloucester (10 ½ miles), Cheltenham (19 miles), Chepstow (20 miles), Bristol (37 miles)

Road: M50 J3 & J4 (11 miles), M5 J11 (15 miles), M4 J2 (21 miles)

Railway: Gloucester and Lydney

Airport: Bristol, Cardiff and Birmingham

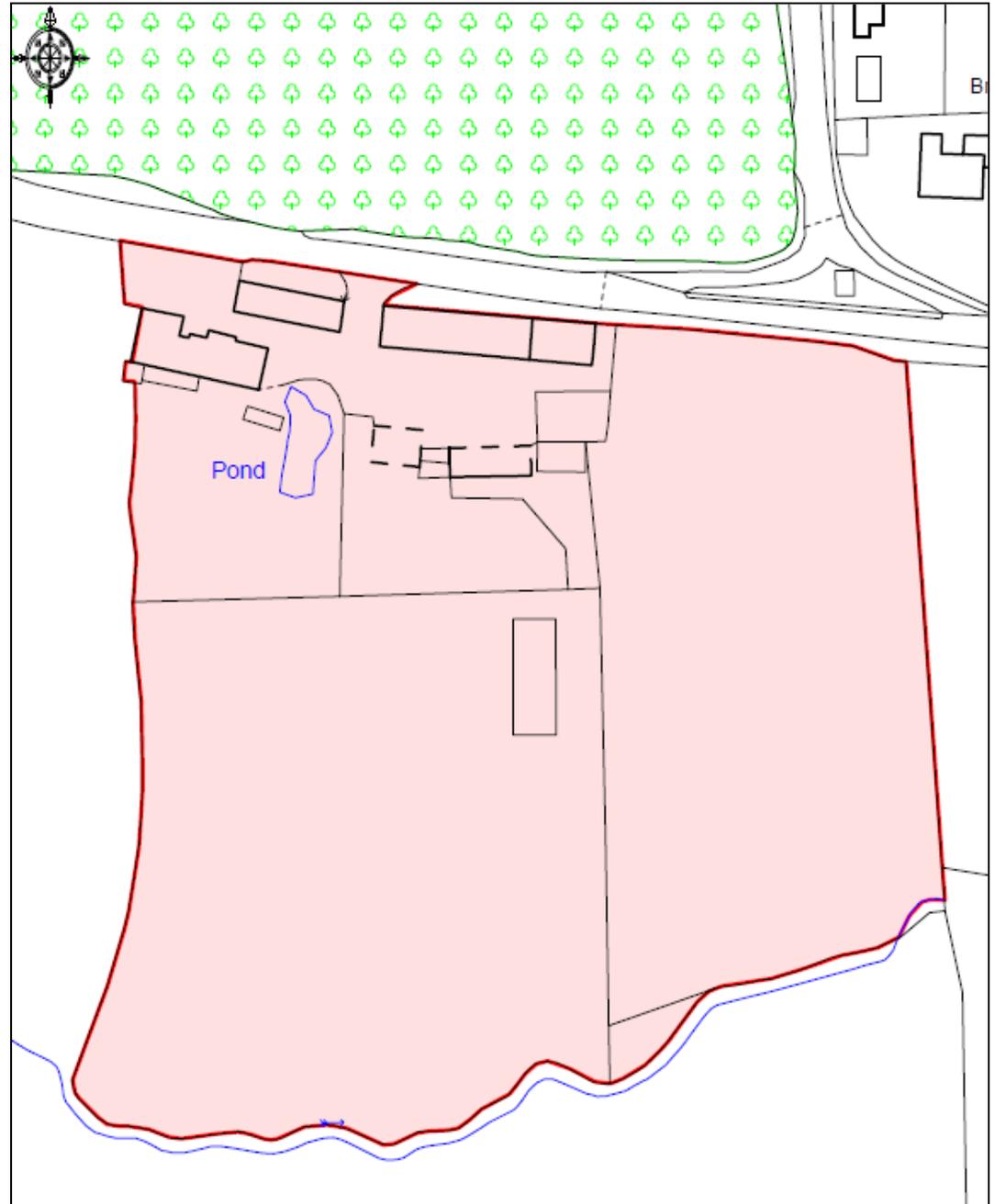
Key Features:

- 5 Bed farmhouse with variety of living options and ability to sub-divide
- Characterful property with large rooms
- Two traditional stone buildings with potential for alternative uses (not listed) (approx. footprint of 1,050 ft² and 1,300 ft²)
- Range of other barns (approx. 2,900 ft² in total)
- Attractive gardens and 1.8 acre and 1.45 acre paddocks
- Solar PV array
- Duck pond
- Excellent communication links

Peglars Farm is located in the quiet hamlet of Flaxley close to the popular village of Westbury-on-Severn which provides a petrol station, shops, school, and a pub. The surrounding area is made up of the picturesque Forest of Dean, The Wye Valley and The Cotswolds Areas of Outstanding Natural Beauty.

The property is situated in a beautiful rural location yet with excellent access to main road network. The A48 gives good access to Gloucester, Cheltenham, Chepstow and Bristol. The M5, M50 and M4 motorway network brings the Midlands, South Wales and South West into easy commuting distance.

Gloucester and Lydney provide easy access to the mainline rail network and Birmingham, Cardiff and Bristol airports are all located within 60 miles.



Carver Knowles are delighted to bring to the market this 5 bedroom family home with garden, stone building and paddock for the first time in over 40 years.

FARMHOUSE

Peglars farmhouse is an attractive two storey property which has previously been separated to form two separate dwellings. The property could continue to be occupied as two dwellings or could be brought back together as a single dwelling using the connecting doors on both floors.

The sitting room leads off the main hallway and provides generous living space and a large open fireplace. The lounge provides a more intimate living area and also features a large open fireplace.

The main kitchen features a recently installed AGA, a comprehensive range of units and large windows which look out onto the garden, giving the room a light and airy feel. The kitchen leads through to the garden room which has French doors giving access to the garden. A second fully equipped kitchen allows the property to be sub-divided into two if required.

There are five bedrooms and two family bathrooms with a range of character features including exposed beams and original wooden floors. The first floor is accessed by two separate staircases. All the bedrooms have large windows with views over the surrounding countryside.

Whilst a wonderful family home, the property could benefit from some updating.

OUTSIDE

The farmhouse enjoys a large, enclosed, private garden as well as convenient proximity to the farm yard. The garden features a large pond and stone duck house with a beautiful rural outlook. In addition to this, the paddocks extend to 1.80 acres and 1.45 acres giving the potential for pony grazing.

The farm yard features several agricultural barns:

- Two Traditional Stone Barns (approximately 21.60m x 5.60m and 25.24 x 7.26) with two stories and cobbled floors. Light and spacious with slit windows and magnificent rafted roof, these barns have great potential for use as an office or dwelling, subject to obtaining the necessary planning consents.
- Pole Barn 1 (17.20m x 6.50m) with stone wall rear elevation and partial Yorkshire boarding cladding.
- Dutch Barn (13.90m x 4.80m) with two open elevations tin cladding and roof.
- Pole Barn 2 (8.00m x 5.00m) with open elevations and tin cladding and roof.
- Pole Barn 3 (8.20m x 6.20m) with corrugated tin cladding and roof.



OUTGOINGS

Council Tax: Peglars Farm – Band C; The Flat – Band C (2019/20: £1,559.48 pa)

LOCAL AUTHORITY

Forest of Dean District Council (www.fdean.gov.uk; Tel: 01594 810000)

ACCESS

A right of way will be granted over the hatched area on the plan for the benefit of Lot 2 should the Lots be sold separately.

SERVICES

The property benefits from mains water, electricity, telephone line, broadband and a private septic tank. The farmhouse also benefits from Solar PV and the associated Feed in Tariffs. If sold as two Lots then the water and electricity supplies will be sub-metered and the buyer of Lot 2 will have 12 months from the date of completion to install their own private connections.

LANDS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

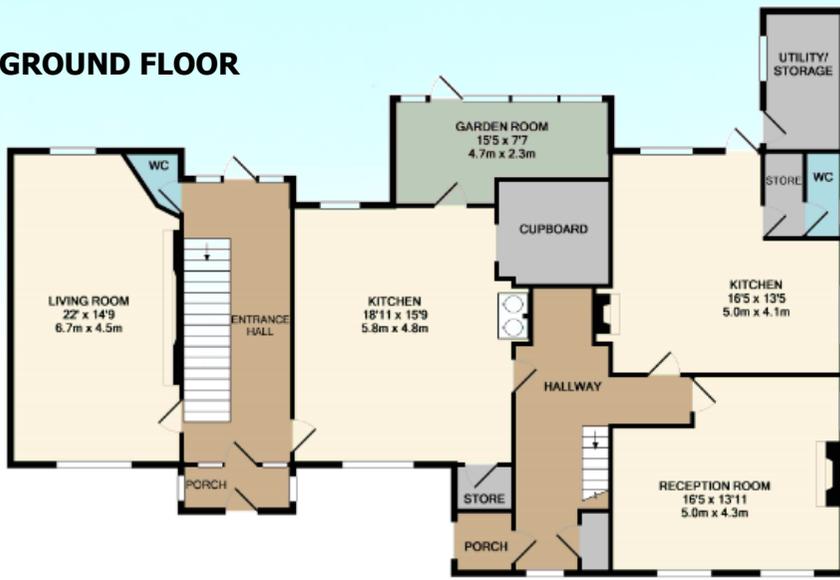
The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

HEALTH AND SAFETY

Please be aware of the potential hazards of the state of repair of the buildings and the Flaxley Road separating the property. Please take extra care when making your inspection and ensure that children are supervised at all times.



GROUND FLOOR



FIRST FLOOR



STONE BARN



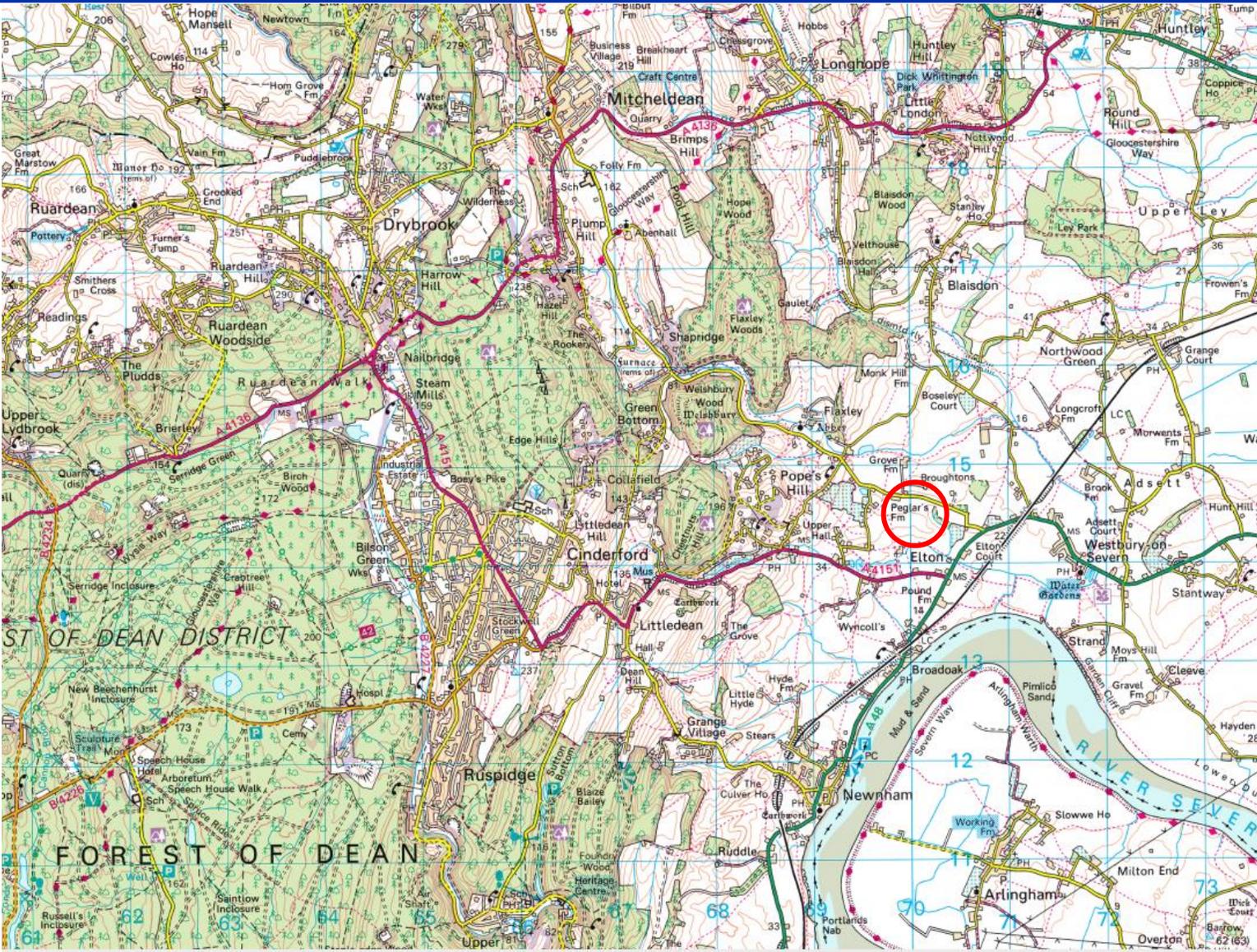
STONE BARN



BARN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			



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VIEWINGS

Strictly by appointment only through the sole agents Carver Knowles 01684 853400.

DIRECTIONS:

From Newent: Head south along the B4216 for approximately 5.6 miles to Huntley. Take the A4136 south towards Blaisdon and continue for approximately 3.6 miles. From Blaisdon continue on south towards Flaxley. At Flaxley head east along the Flaxley Road for 0.7 miles. The property will be on your right.

From Gloucester: Follow the A430 west for approximately 2 miles to Over Causeway/A417. Take the A48 and continue south for approximately 9 miles. Take a right turn onto Flaxley Rd and continue for approximately 0.8 miles. The property will be on your left.

PLEASE NOTE

Neither Carver Knowles their clients nor any joint agents have tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in these firms' employment has the authority to make or give any representation or warranty in respect of the property.

