Upper Rushmire Farm
Bowcott • Wotton-under-Edge • Gloucestershire
A traditional period farmhouse with a separate barn conversion and excellent views over the surrounding countryside.
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Wotton-under-Edge 2 miles • Tetbury 8 miles • Nailsworth 6 miles • Bristol 23 miles
(Distances and times are approximate)

- Reception hall, Dining room, Sitting room, Kitchen/breakfast room, Study, Utility room, Cloakroom
- 5 bedrooms, Dressing room, 2 bathrooms (1 en suite)
- 5 bedroom barn conversion, outbuildings with planning permission to convert to 2 cottages
- Stabling and outdoor school, Paddocks and pasture land
- In all about 22 acres
DIRECTIONS
From the crossroads at Calcot Manor where the A4135 crosses the A46, take the A4135 west towards Wotton-under-Edge and Dursley. Go through Kingscote and after about a mile fork left (effectively straight on) onto the B4058 for Wotton-under-Edge. Pass the Cotswold Edge golf course on your left and just as the road begins to drop down the hill, fork right on a left hand bend down an unmarked lane. Upper Rushmire Farm is then the first entrance on the right.

SITUATION
Upper Rushmire Farm occupies an enviable position on the edge of the Cotswold Escarpment affording spectacular views over Tyley Bottom Valley and beyond, reaching as far as Somerset. The immediate countryside is totally unspoilt and forms part of the Cotswold Hills Area of Outstanding Natural Beauty.

The house has a completely rural feel but is close to the fashionable market town of Tetbury, about 8 miles, and Wotton-under-Edge, about 2 miles, which offers an excellent range of independent shops and services, with two quality farm shops nearby. Indeed, Wotton-under-Edge is a hospitable, thriving and lively place with many interesting and historic buildings. The town is also convenient for the regional centres of Bath, Bristol and Cheltenham.

Transport links are good for the commuter with the M4 (J18 and J16) and the M5 (J13 and J14) being very accessible. There is also a direct high speed rail service from Kemble Station to London Paddington which takes 75 minutes.

Sporting facilities in the area include racing at Cheltenham, Bath and Chepstow, polo at The Beaufort Polo Club and Cirencester Park and golf at the Cotswold Edge Golf Club, Westonbirt and Minchinhampton. Calcot Manor and spa is nearby. The area is also well served with bridleways, byways and footpaths, the house having direct access to The Cotswold Way.

Schooling is first class with Beaudesert Park, Westonbirt School and Wycliffe College being within the area. There are also two highly regarded Grammar Schools in Stroud, Marling School for boys and Stroud High School for girls. In addition, there is Blue Coat Primary School and Katherine Lady Berkeley’s co-educational school in Wotton-under-Edge.
DESCRIPTION

Approached via a long private driveway, bordered by mature lime trees Upper Rushmire Farm is a classical Cotswold farmhouse with plenty of period features and stunning views. The property is not listed. The house is surrounded by 22 acres, faces south and sits perfectly within its grounds. Large low windows allow one to enjoy the stunning views of the garden and surrounding countryside.

The accommodation is well arranged for family living. The ground floor has three reception rooms, a well fitted kitchen and a useful boot room/utility room. The first floor has four main bedrooms and a family bathroom. On the second floor there is a master bedroom with dressing room and bathroom.
THE OLD BARN

The Old Barn is a beautiful Cotswold stone barn. The barn was converted in 2012 by the current owners creating a wonderfully spacious additional residence. The accommodation includes well-planned rooms all with good ceiling height and plentiful windows producing a light bright feel. The Old Barn has its own garden and would be a wonderful place to stay for family or guests, and also other uses.

There are a range of former period outbuildings mainly built of Cotswold stone which presently are used as workshops and storage. Planning permission was granted in April 2015 (ref: S.15/0397/FUL) for conversion into two cottages, one three bedroom and one two bedroom (Now lapsed).

There are a range of further outbuildings and stable block comprising of 10 loose boxes and a tack room, feed store and hay barn. Adjacent to these is an outdoor arena with sand surface.

Of particular note are the attractive gardens and grounds with its range of mature trees, herbaceous borders, vegetable garden with raised beds to one side. There is also a pretty circular summerhouse with mains power.

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Gross Internal Area (approx)
Main House= 326 sq m / 3509 sq ft
The Old Barn = 242 sq m / 2605 sq ft
Car Port = 36 sq m / 387 sq ft
The Old Dairy / Workshop = 180 sq m / 1937 sq ft
Former Cattle Shed = 83 sq m / 893 sq ft
Stable Block = 146 sq m / 1572 sq ft
Hay / Feed Stores = 76 sq m / 818 sq ft
Store / Pump Room = 11 sq m / 118 sq ft
Total = 1100 sq m / 11839 sq ft

For identification only. Not to scale.
GENERAL REMARKS AND STIPULATIONS

Tenure: Freehold

Postcode: GL12 7PT

Services: Private spring-fed water, Private drainage, Oil fired central heating

Rights of Ways: Two neighbouring owners have a private right of way up the drive for access to their adjoining land.

Local Authority: Cotswold District Council

Fixtures and Fittings: Only those items mentioned in these sales particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Viewings: Strictly by appointment with Savills.
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