



# A spacious historical home requiring modernisation

**Twyning Farmhouse, Shuthonger, Tewkesbury, GL20 6EQ**

Freehold

**savills**

Entrance hall • sitting room • dining room • study • former kitchen/scullery • kitchen/breakfast room • utility room/cloakroom • cellars • five first floor bedrooms • en suite shower room • en suite cloakroom • family bathroom • five attic bedrooms • outbuildings including car port, open bay byre and former dairy • walled lawned gardens • in total approximately half an acre

### Situation

Twyning Farmhouse is situated in the hamlet of Shuthonger, just 3 miles north of Tewkesbury, and 1.5 miles west of Twyning where there is a popular Primary School, two pubs and a village shop. The M5 is just over 3 miles away, and this with the M50 and A38 offer easy access to several regional centres including Birmingham and the International Airport and the M40. The town of Tewkesbury offers a good range of shopping, leisure and educational facilities. Six miles away is Upton on Severn and Worcester is 15 miles North. The newly opened Worcestershire Parkway Railway station, situated to the east of Worcester, is intended to increase the capacity to London as well as reduced journey times. The M5 South also provides for commuting to Cheltenham, Gloucester and Bristol (50 miles).

### Description

Twyning Farm House dates from the C18th and is listed Grade II. Accommodation is over two floors with a third attic floor and cellars. The property retains many character features including working fireplaces, stone flagged floors, original floorboards, sash windows,

lovely staircase and the large room proportions of the era. The former kitchen/scullery has a secondary staircase leading to Bedroom 2 and on up to the attic and may be suitable for creating an annexe or similar.

To the front a driveway leads to the carport. On the north side of the property lies a courtyard with the remains of the former dairy and which could be developed further subject to the necessary consents. Beyond is a yard area with small lawn and long open bay barn/byre and coal shed, with a gate out onto the lane. The walled south facing lawned gardens lie to the south and in total the plot extends to approximately half an acre.

The property now requires a comprehensive programme of modernisation and refurbishment but offers an opportunity to create an impressive and large home of character with many period features.

**Services:** Mains water and electricity. Oil fired Esse serving 5 radiators (no central heating). Private drainage.

**Local Authority:** Tewkesbury Borough Council.

**Tenure:** Freehold





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**Approximate Area** 490.7 sq m / 5282 sq ft

**Cellar** 46.2 sq m / 498 sq ft

**Outbuildings** 99 sq m / 1066 sq ft

**Total** 635.9 sq m / 6846 sq ft

**Including Limited Use Area** (33.3 sq m / 358 sq ft)

**Contact**

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