



# A magical Grade II listed riverside property

**Haw Farm, Hawbridge, Tirley, Gloucester, GL19 4HJ**

Freehold



Farmhouse: Entrance hall • sitting room • library  
• dining room • kitchen • cloakroom • cellar • three  
bedrooms • 2 bedrooms • family bathroom  
Cider House: Grand party room • cloakroom • reception  
room • workshop • bedroom potential on second floor level

### Mileage

Tewkesbury 8 miles, Gloucester  
10 miles, Cheltenham 12 miles,  
M5 (junction 9) 9 miles,

### Situation

Haw Farm is located on the  
banks of the River Severn to  
the edge of the pretty  
Gloucestershire village of  
Tirley. Located at the end of a  
quiet road, the property enjoys  
outstanding riverside and rural  
views with easy access to the  
local and regional  
communications via the B4123  
and the A38. The Haw Bridge  
Inn is a few minutes' walk and  
the Farmers Arms plus the Red  
Lion are within a convenient  
distance. The local town of  
Tewkesbury provides good day  
to day amenities with  
Cheltenham and Gloucester  
providing more comprehensive  
shopping and facilities.

### Description

Haw Farm is a handsome Grade  
II listed period farmhouse  
believed to have been originally  
built in the 17th Century with  
later additions from the 18th &  
19th Centuries. The farmhouse  
features mellow brick  
elevations under pitched slate  
roofs set over three stories. The  
property has a wealth of period  
features externally, including  
timber sash windows, an  
impressive principal doorway  
and half-timber details.  
Internally the farmhouse has

attractions such as stone  
flooring, exposed timber  
floorboards, period fireplaces  
and exposed beams.

Formal access is via the  
entrance hall giving central  
access to all ground floor  
rooms. The library/ reception  
room has exposed timber  
floorboards, a wealth of built in  
book shelving and corner set  
period fireplace. The room  
enjoys views towards the river  
and courtyard garden. The  
dining room is situated beyond  
with views over the courtyard  
garden and access through to  
the kitchen, also with servery  
access in the place of a former  
window aperture. The sitting  
room spans the full depth of  
the other half of the ground  
floor with large inglenook  
fireplace, views to the river and  
the walled garden. There is a  
guest cloakroom situated off.

At first floor level there are  
three bedrooms including the  
impressive master bedroom, all  
have feature fireplaces. At  
second floor level are two  
further bedrooms and a large  
family bathroom.

Historically Haw Farmhouse  
had experienced a fire that has  
razed a further easterly section  
(beyond the sitting room) to  
the ground. There would be an  
interesting opportunity to  
re-establish an interpretation  
of this section subject to  
planning permission and listed  
buildings consent. The owners





Threshing Barn: Two storage sections • large area with through access.

Cattle building • period gazebo • walled garden, courtyard garden • paddocks totalling x acres • riverside frontage, boat launch slipway

have drawn up a scheme to show this potential.

### **Outbuildings**

Haw Farm has a selection of outbuildings which provide good further potential. The most advanced is the Cider Barn which has received a timber clad finish internally with metal window and door casements, cloak room and potential first floor accommodation.

The threshing barn sits in an attractive location with views over the paddocks and rural scene. The open fronted cattle building has the ability to provide an extension from the farmhouse and is currently used as a covered outdoor seating area. The gazebo is located to the riverside end of the courtyard garden featuring an elegant space with chamber fireplace.

### **Outside**

Haw Farm is located to the end of a quiet lane with access via a private driveway leading through paddocks to the front of the house. There are good areas for parking to the fore with pedestrian access via the wrought iron gates. Formal gardens comprise an impressive walled garden enclosing large lawned areas interspersed with planted sections and a gravelled courtyard garden section with gazebo. The outbuildings have

large lawned areas surrounding with stone wall perimeter section and private paddock beyond.

### **Services**

Mains water & electricity, private drainage. No central heating

### **Wayleaves, Easements and Rights of Way**

The property is offered for sale subject to and with the benefit of all rights of way both public or private, all easements and wayleaves whether specifically referred to or not.

### **Services**

Mains water & electricity, private drainage. No central heating.

### **Local Authority**

Tewkesbury Borough Council

### **Tenure**

Freehold

### **Viewing**

Strictly by appointment with Savills.

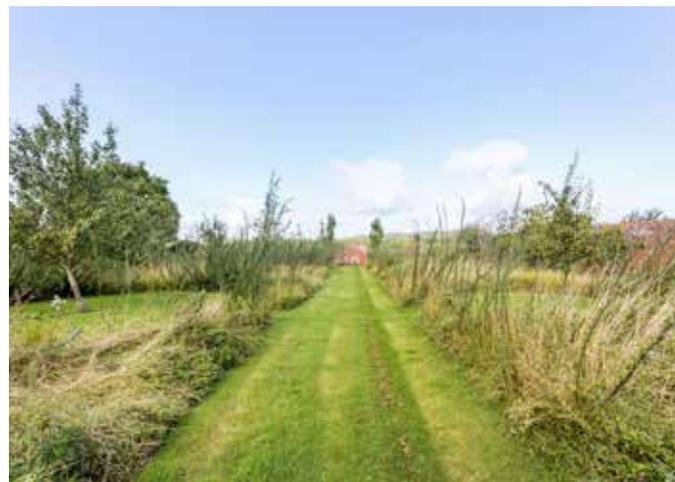
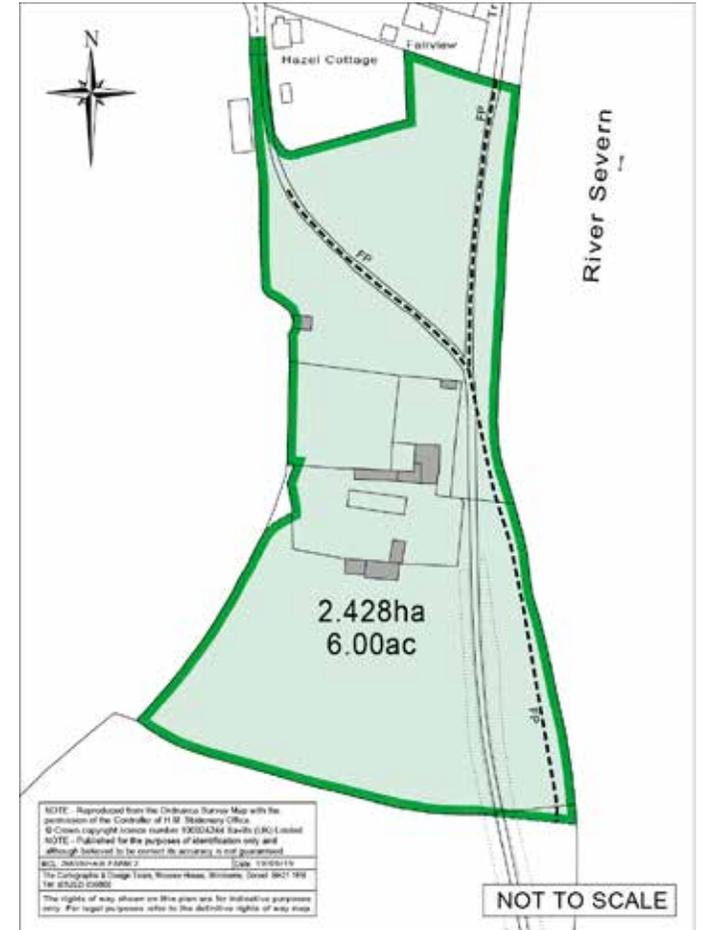
### **Directions (GL19 4HJ)**

On the B4123 look for the Haw Bridge Inn situated on the westerly bank of the River Severn. Take the road access and follow the river bank road as far as it can go. This will end up accessing Haw Farm.









**Haw Farm, Hawbridge, Tirley, Gloucester, GL19 4HJ**

**Approximate Area** 243.7 sq m / 2623 sq ft

**Cellar** 17.4 sq m / 187 sq ft **Cider House** 101.8 sq m / 1096 sq ft

**Barn** 110 sq m / 1184 sq ft **Outbuilding** 9.1 sq m / 98 sq ft

**Total** 482 sq m / 5188 sq ft

**Including Limited Use Area** (22.4 sq m / 241 sq ft)

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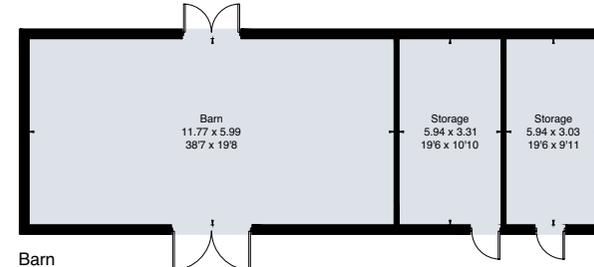


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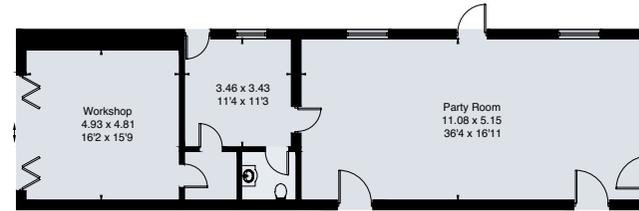
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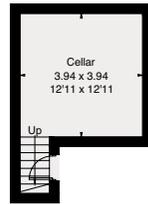
**Outbuilding**  
(Not Shown In Actual Location / Orientation)



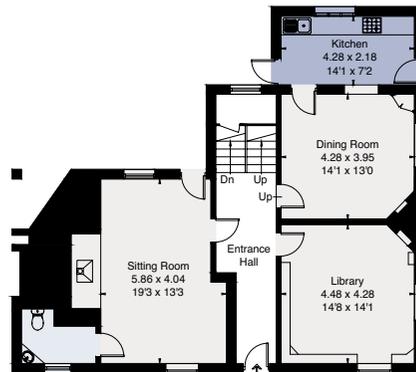
**Barn**  
(Not Shown In Actual Location / Orientation)



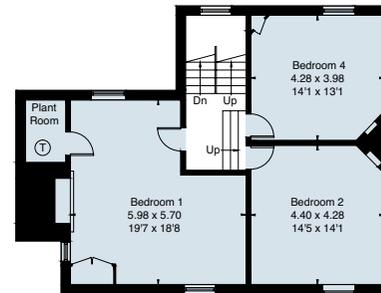
**Cider House**  
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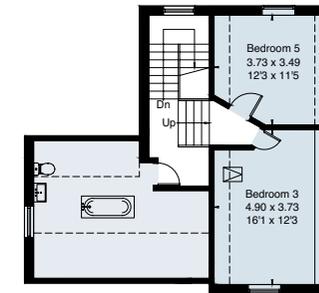
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

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