



**PHELPS FARM BARN** STRATFORD BRIDGE, RIPPLE, GLOUCESTERSHIRE, GL20 6HE FREEHOLD





# PHELPS FARM BARN, STRATFORD BRIDGE, RIPPLE, GLOUCESTERSHIRE, GL20 6HE

An impressive Grade II listed barn conversion with  
superb equestrian facility

## MILEAGES:

Tewkesbury 5 miles ♦ Malvern 10 miles ♦ Cheltenham 16 miles ♦ M5 (Jcn8) 2 miles ♦ M50 (Jcn 1) 0.75 mile.

## PHELPS FARM BARN

### Ground floor

Kitchen & breakfast room ♦ grand reception hall ♦ sitting room ♦ cloakroom ♦ office ♦ laundry

### First floor

Principal bedroom with en suite shower room ♦ guest bedroom with en suite shower room ♦ 3 further bedrooms  
♦ family bathroom.

### Equestrian facility

Stable block: 9 stables ♦ social room ♦ cloakroom

Further stable block: 2 stables ♦ storage barn ♦ outdoor arena

Detached triple garage building with secure tack room

Pirate Ship folly with barbeque area, sitting areas and cabin

About 12.3 acres

## SAVILLS CHELTENHAM

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SITUATION

The property is located in an attractive and convenient location with fast access to local and regional communications via the A38. Local shopping can be found in Tewkesbury with regional shopping in Cheltenham & Gloucester. Local train stations are located at Ashchurch, Colwall and Worcester Parkway. There are direct trains from Gloucester to London Paddington with regular high speed trains taking just under two hours.

DESCRIPTION

Phelps Farm Barn is a handsome and well-proportioned Grade II listed period barn conversion sitting in gardens of approximately 2.6 acres. The property features an impressive equestrian facility located adjacent and to the South of the barn conversion. This comprises dedicated vehicle access, stable yard, storage and paddocks of about 9.7 acres.

The barn has a mixture of stone and mellow brick elevations over two levels with some timber features under pitched tiled roofs. The building consists of a C-shape with a broad central section with double and single storey wings.

At ground floor level there are two entrance points at opposite end of the building. The kitchen and breakfast room has a wealth of floor and wall mounted cupboards with a central island, integrated appliances and a gas range cooker within an inglenook. The central section features a grand open plan reception space with a feature vaulted ceiling area, French door to the garden and minstrels gallery landing areas. The owners currently have a dining layout nearer the kitchen end, a central seating area and bar with entertainment area to the opposite end. Steps lead up to a dedicated sitting room which enjoys full height glazing, feature fireplace and French doors to the garden. The two storey wing features a formal entrance point with guest cloakroom and office. The single storey wing covers the informal access and large separate laundry room.

The first floor accommodation is accessed by two sets of staircases from the central section. There are two choices of master bedroom with both bedroom suites enjoying private positions, a good amount of space and light together with en suite facilities. There are three further bedrooms within the southerly section and a family bathroom.

OUTSIDE

Phelps Farm Barn has dedicated access leading to a large gravelled driveway area with parking for several vehicles. The gardens are principally to the east of the barn and also wrap around the southern end. There is a flagstone entertainment terrace and perimeter pathway and large lawned areas with railway sleeper borders. A central gravelled path leads out to an open grass area including orchard. Worthy of note is the extraordinary Pirate Ship folly “The Phantom”, providing a novel outdoor entertainment space together with open seating area, and enclosed cabin. Situated adjacent is a sunken water feature with central island.



EQUESTRIAN FACILITY

Situated to the south of the barn is a dedicated equestrian facility with separate access and driveway leading to a block paved yard and c-shaped stable block with central open access to an outdoor arena. There are nine stables, two of which are foaling boxes, a social room and cloakroom. There is also a separate building accommodating two more stables and a further storage barn.

The Paddocks have comprehensive post and rail fencing and enjoy direct access to neighbouring common land.

ADDITIONAL INFORMATION

Postcode: GL20 6HE

Services: Mains water, electricity, are connected. Private drainage, Oil fired central heating

Tenure: Freehold

Local Authority: Tewkesbury borough council

Directions: Take the A38 northbound from Tewkesbury. The property is approximately 0.75mile on the right hand side. Access to the barn is the further of the two entrances.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

Photos taken July/August 2019 and August 2020









## FLOORPLANS

Approximate Area = 346.1 sq m / 3725 sq ft (Excluding Void)

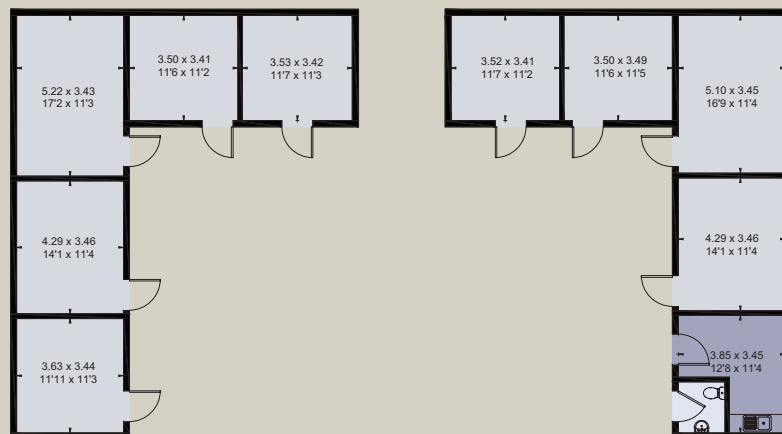
Utility = 14.6 sq m / 157 sq ft

Outbuildings = 167.4 sq m / 1802 sq ft

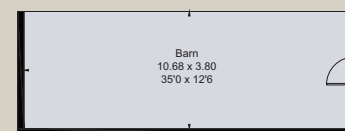
Garage / Tack Room = 76.3 sq m / 821 sq ft

Total = 604.4 sq m / 6505 sq ft

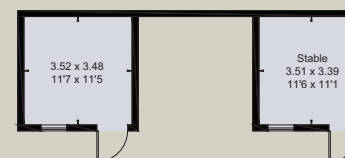
Including Limited Use Area (3.2 sq m / 34 sq ft)



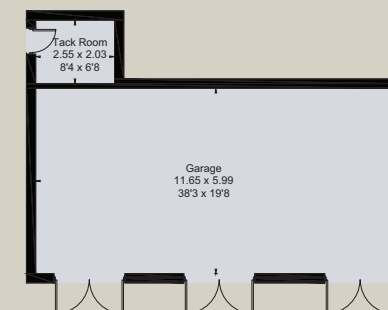
(Not Shown In Actual Location / Orientation)  
Stable



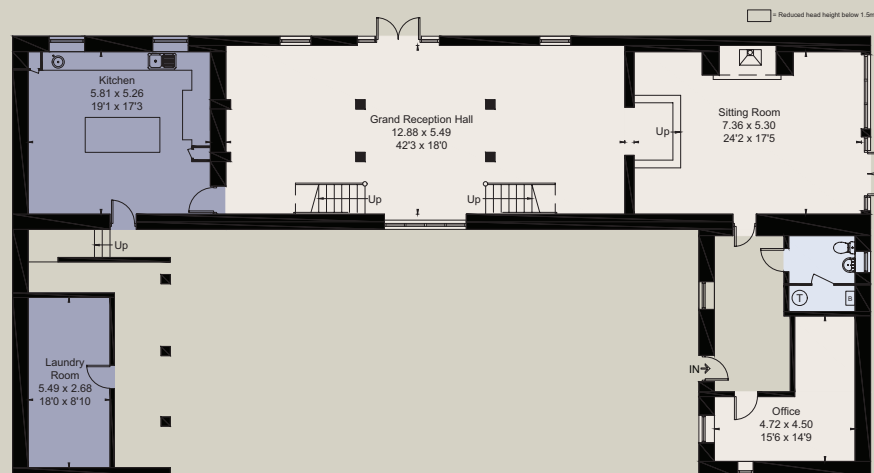
(Not Shown In Actual Location / Orientation)  
Barn



(Not Shown In Actual Location / Orientation)  
Barn



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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