



GRAIN HOUSE FARM CHACELEY, GLOUCESTERSHIRE, GL19 4EH

FREEHOLD









# GRAIN HOUSE FARM, CHACELEY, GLOUCESTERSHIRE, GL19 4EH

An exquisite Grade II\* listed period farmhouse with  
useful land, manège and outbuildings

## MILEAGES:

Tewkesbury 6 miles ♦ Cheltenham 12 miles ♦ Gloucester 12 miles ♦ Ledbury 13 miles ♦ Malvern 14 miles  
♦ M5 (Junction 9) 7 miles (All distances are approximate)

## GRAIN HOUSE FARM

### Ground Floor

Kitchen and breakfast room ♦ dining room ♦ study ♦ sitting room ♦ drawing room ♦ utility ♦ boot room ♦ laundry  
♦ store / workshop

### First Floor

Main bedroom with dressing room and en suite bathroom ♦ three further bedrooms ♦ family bathroom  
♦ bedroom / office with dedicated staircase from ground floor

### Second Floor

Bedroom suite

Formal gardens ♦ modern barn ♦ manège ♦ paddocks

Total about 8 acres

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## DESCRIPTION

Grain House Farm is an elegant and beautifully presented period Grade II\* listed Gloucestershire farmhouse. The property is thought to date back to the 18th century with some later 19th century additions. The principal elevations consist of a rendered finish under pitched tiled roofs together with painted brick. The pretty principal elevation extends backwards into a deceptively large body of accommodation totalling approximately 5124 sq ft.

The farmhouse enjoys a wealth of original features including feature fireplaces, exposed beam work and worthy of note is the beautiful 19th Trompe l'oeil ceiling and wall artwork. The current owners have renovated the property to a very high standard, seamlessly blending modern comforts into a period canvass.

Day to day access is via the elegant kitchen which provides a breakfast / informal dining area, and relaxed seating area. There are a wealth of bespoke floor and wall mounted cupboards by "Plain English" cabinet makers, granite work surfaces and Aga cooker. Adjacent is a good sized dining room with feature former fireplace, servant's bell board and recessed cupboard. The charming inner hall gives access to the principal reception rooms and "hidden bedroom / office" The intimate study has French doors to the garden and a wood burning stove. The well-proportioned sitting room enjoys the trompel'oeil ceiling artwork, French doors to the garden and a handsome marble fireplace flanked by recessed display shelving. Adjacent is the impressive double depth drawing room enjoying good natural light from the south facing windows. The room has a large inglenook fireplace, recessed shelving, exposed beams and generous space for a flexible layout. There is also direct access to the garden.

From the inner hall, an elegant timber staircase gives access to the landing area. The main bedroom suite enjoys a full sized dressing room which can be used as a nursery or further bedroom and there is a bathroom adjacent featuring a freestanding clawed bath. There are three further good sized bedroom set to the front elevation served by a family bathroom. Further stairs give access to an impressive second floor bedroom suite with sitting area and dedicated bathroom. A "hidden" bedroom is situated above the drawing room with access to its staircase from the inner hall. This has also been used as a playroom and study due to its concealed and peaceful position.

The former stables beyond the kitchen which are currently used as a boot/dog room, plant room and workshop, and could provide good potential for alternative usage if required.





## OUTSIDE

Grain House Farm has two points of access. The formal access is via a beautiful gravelled driveway, heralded by a low height brick walling, blockwork entrance splay and cast iron gate. Along the driveway is park railing with an open lawned area to one side and manicured hedging and period brick garden walling to the other. The formal front garden enjoys a beautiful church vista, mature hedging and well stocked beds. The driveway opens out to a large parking area and yard beyond.

There is a pretty side garden with herringbone brick paths alongside the entrance to the kitchen and work/storage rooms. The secondary access is from a flanking lane via a dedicated electric gate allowing larger vehicle access along a concrete road and in front of the modern barn. The barn at nearly 3500 sq ft is a useful building providing seven loose boxes, hay storage, open bay machinery parking and secure storage. A large open grassed area is situated in front of the barn with a sunken dew pond and a decorative circular brick area. Beyond is the all-weather manege and paddocks beyond, one of which includes an avenue of Cherry trees.

## DIRECTIONS (GL19 4EH)

From Cheltenham via the B4123 crossing the River Severn, carry on for approximately 500 yards, taking the next turn onto Church Road. Follow the road for approximately 1 mile carrying on up to the Church. Bear slightly right at a triangular grassed junction and the driveway to Grain house Farm is directly opposite the church.

From Tewkesbury take the B4211 towards Corse Lawn and after approximately 1.5 miles bear left with signs to Chacely on Lawn Bar Road. Carry on for another 1.5 miles and the formal entrance is found opposite the church.

## ADDITIONAL INFORMATION

**Services:** Mains water and electricity. Private drainage. Oil fired central heating.

**Local Authority:** Tewkesbury Borough Council

**Tenure:** Freehold

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

**Viewing:** Strictly by appointment with Savills.



















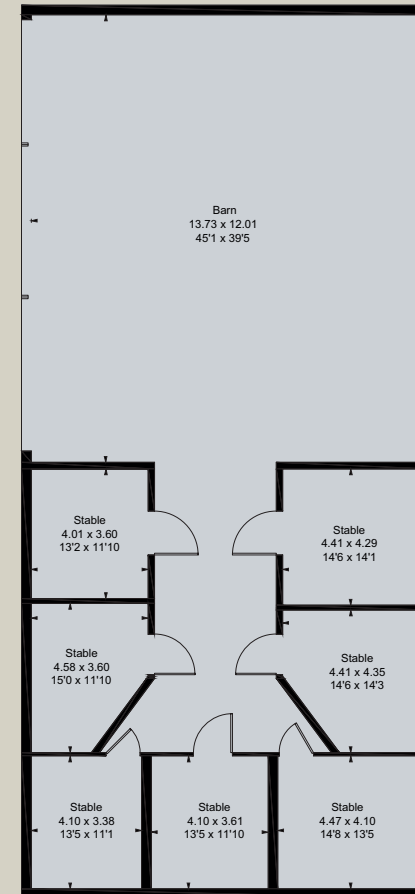
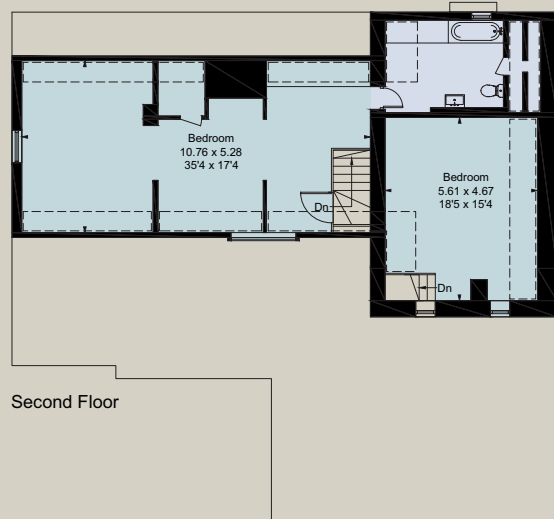












## FLOORPLANS

Approximate Floor Area = 476.0 sq m / 5124 sq ft  
 Barn = 324.0 sq m / 3487 sq ft  
 Workshop / Stable = 38.0 sq m / 409 sq ft  
 Utility Room = 19.0 sq m / 204 sq ft  
 Total = 857.0 sq m / 9224 sq ft

by fourwalls-group.com 275119

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