



BOYCE COURT DYMUCK, NR LEDBURY FREEHOLD





BOYCE COURT, DYMOCK, NR LEDBURY

A grand Grade II listed country seat with farm buildings
in need of renovation

MILEAGES:

Ledbury 6 miles miles ♦ Ross-on-Wye 9 miles ♦ Hereford 17 miles ♦ Monmouth 19 miles ♦ Cheltenham 28 miles
♦ M50 (Ross Junction) 7 miles

BOYCE COURT

Ground Floor

Entrance hall ♦ drawing room ♦ dining room ♦ kitchen ♦ boiler room ♦ secondary kitchen ♦ sitting room ♦ orangery
♦ staircase hall ♦ side entrance hall ♦ former office ♦ cloakroom

First floor

6 bedrooms ♦ 2 bathrooms

Second floor

6 bedrooms ♦ tank room

CEDARVILLE (ATTACHED ANNEXE)

Ground Floor

Kitchen/breakfast room ♦ drawing room ♦ dining room ♦ bathroom

First floor

3 bedrooms ♦ Jack and Jill shower room

Cellar ♦ garage ♦ garden stores

FARMYARD

A mix of period and modern farm buildings

Acreage: Approximately 10.79

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SITUATION

Boyce Court is a grand Grade 2 listed country house with a large attached ancillary wing coupled with an original farm yard, set in beautiful west Gloucestershire countryside. The property is located close to the charming village of Dymock which provides day to day facilities including pub. Ross-on-Wye and Ledbury are close at hand providing regional shopping, restaurants and hotels with more extensive shopping and facilities found in Hereford and Cheltenham.

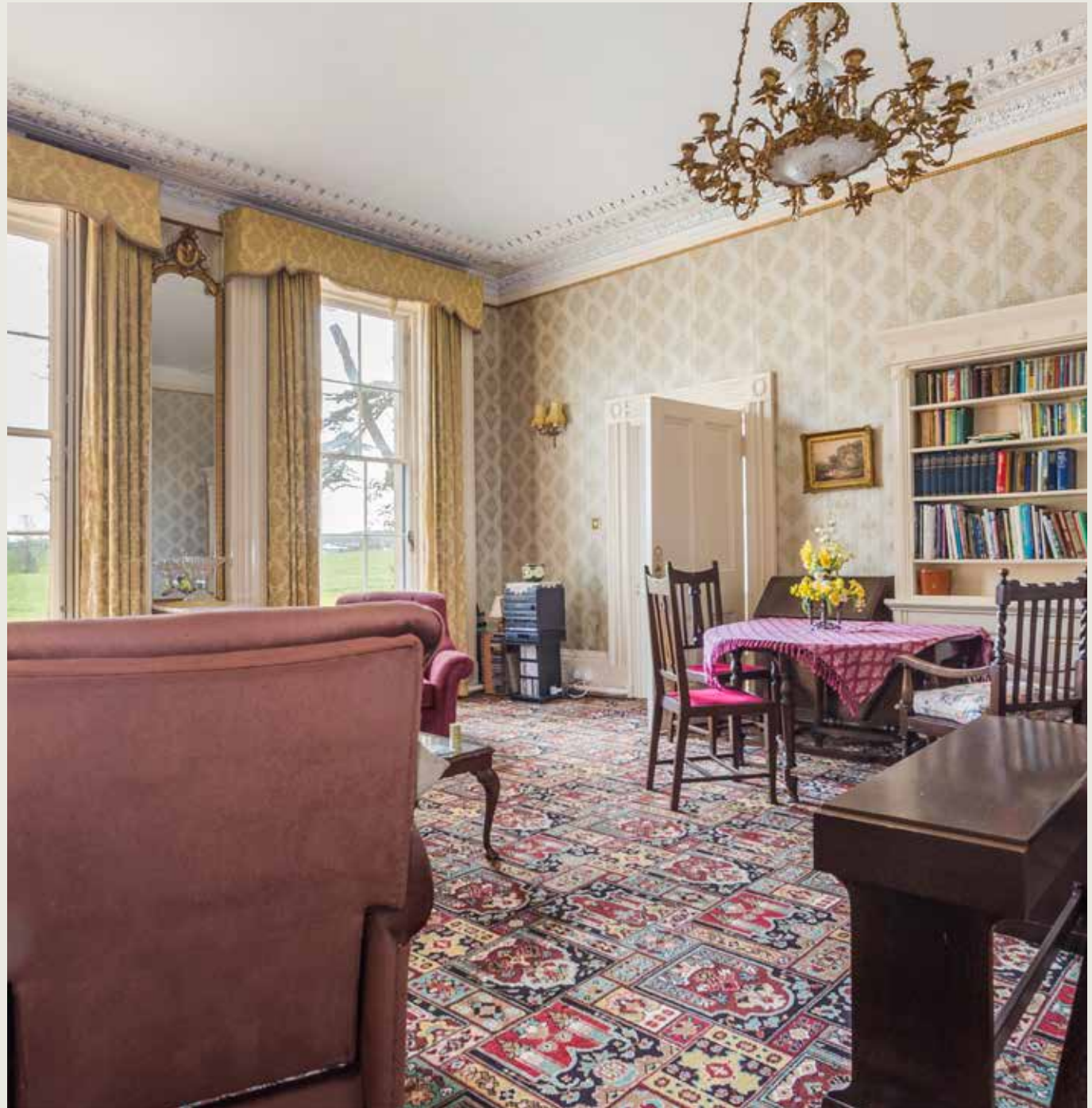
The location has fast access to regional and national communications including the A40, M50 and M5. The glorious countryside of Gloucestershire and Herefordshire and the Welsh Borders are within easy reach and excellent walks in the Malvern Hills and Brecon Beacons are only a short distance away. Superb fishing is also found on the beautiful River Wye. Worthy of note is the local "Daffodil Way" which enjoys a local circular walk through the fields of Dymock and Kempley.

Ledbury has a railway station and high speed trains can be taken from Hereford, Gloucester and Cheltenham, with direct journeys to London Paddington. A selection of leading preparatory and public schools can be found close at hand in Colwall, Monmouth, Malvern, Cheltenham and Hereford.

DESCRIPTION

Boyce Court is believed to date back to the early 17th Century and has handsome Georgian architecture sporting dressed Ashlar stone under pitched slate roofs. A more modern and smaller two storey wing has replaced a former substantial 19th century western wing. There is also a further substantial rear wing, "Cedarville" of a similar age to the principal house with exposed Flemish Bond brickwork. Worthy of note is that Both Boyce Court and Cedarville received a new roof in 2018.

Boyce Court's principal elevation features a symmetrical main block with a slightly projecting centre bay. This includes a run of tall sash windows with decorative surrounds and centred by an impressive entrance porch with substantial timber front door flanked by Doric pilasters and decorative panelled glazing. The main section of the property has three floors of accommodation. The more modern two storey section extends westwards and accommodates two ground floor rooms and two bedrooms. The Cedarville annexe backs directly onto the main section providing two storeys of good further accommodation with a dedicated entrance.



The property has been significantly altered from its original layout and accommodated multi-generational occupancy for many years. There are still elements of lovely period internal features.

Within Boyce Court including original cornices, sash windows, decorative tiling and fireplaces. The ground floor has three reception rooms, conservatory and two staircases to different sections. The second floor has been largely unused since the turn of the 20th century. There is internal access to substantial cellars.

Cedarville provides well-proportioned accommodation over two levels with dedicated entrance and internal access from Boyce Court.

There is a dedicate garage and garden store within the side courtyard and dilapidated cottage within the walled garden.

FARMYARD

Situated to the east side of Boyce Court is a farmyard comprising an array of period and more modern farm buildings in various states of repair, the more modern buildings are currently used by the tenant farmer.

OUTSIDE

Boyce Court and farm is accessed from the B4215 which runs from Dymock to Newent. The drive to the house is approximately 600 600m long, leading from the previously owned lodge building which is found on the main road. The drive will be included in the sale and is currently used by the tenant farmer to access land to the north and south.

Approximately 150 m from the main house is a bridge with a public footpath crossing for the "Daffodil Way".

Slightly beyond is a driveway running through the wooded area alongside the farmyard, this could connect in a U-shape to the original and disused carriage drive re-establishing a separate formal entrance driveway. The side courtyard and driveway is currently used for main access and there is a large pair of tall timber gates that provide vehicular access to the front of the house and gravelled turning area.

To the south west of the house is large formal lawn with ha-ha enjoying open south westerly views and established borders. Beyond is a useful paddock with dedicated vehicular access from tarmac driveway. To the far side of the paddock is an incline to a disused railway line. Boyce Court also has a large walled garden with orchards and former brick storey building.



DIRECTIONS

GL18 2BG from the B4215 approximately 1 mile south of Dymock, turn right onto the long private drive just before a red brick lodge. This is denoted by a low height local stone wall. Carry on down the driveway for approximately 600 meters crossing a bridge and passing the farmyard on your left hand side, Carry straight on into the side courtyard drive and head for the timber double gates to the left which leads you to the front of the property.

ADDITIONAL INFORMATION

Services House: Mains water, electricity, private drainage Oil fired central heating

Local authority: Forest of Dean District Council

Council Tax: Band G

Tenure: Freehold

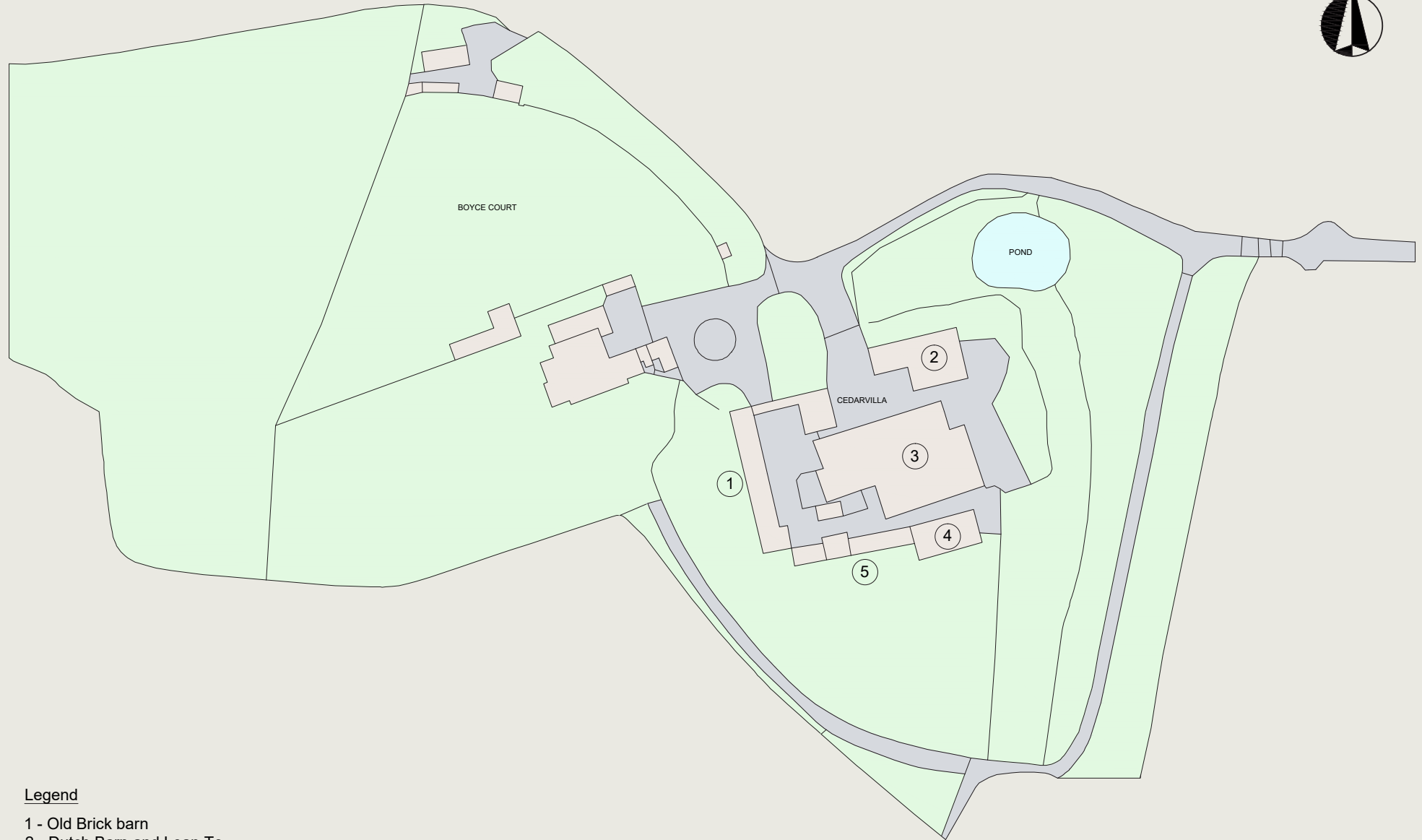
Viewing: Strictly by appointment with Savills.











Legend

- 1 - Old Brick barn
- 2 - Dutch Barn and Lean To
- 3 - Straw Barn and Cattle barn
- 4 - Calf Shed
- 5 - Loose Boxes

FLOORPLANS

Approximate Area = 890.5 sq m / 9586 sq ft

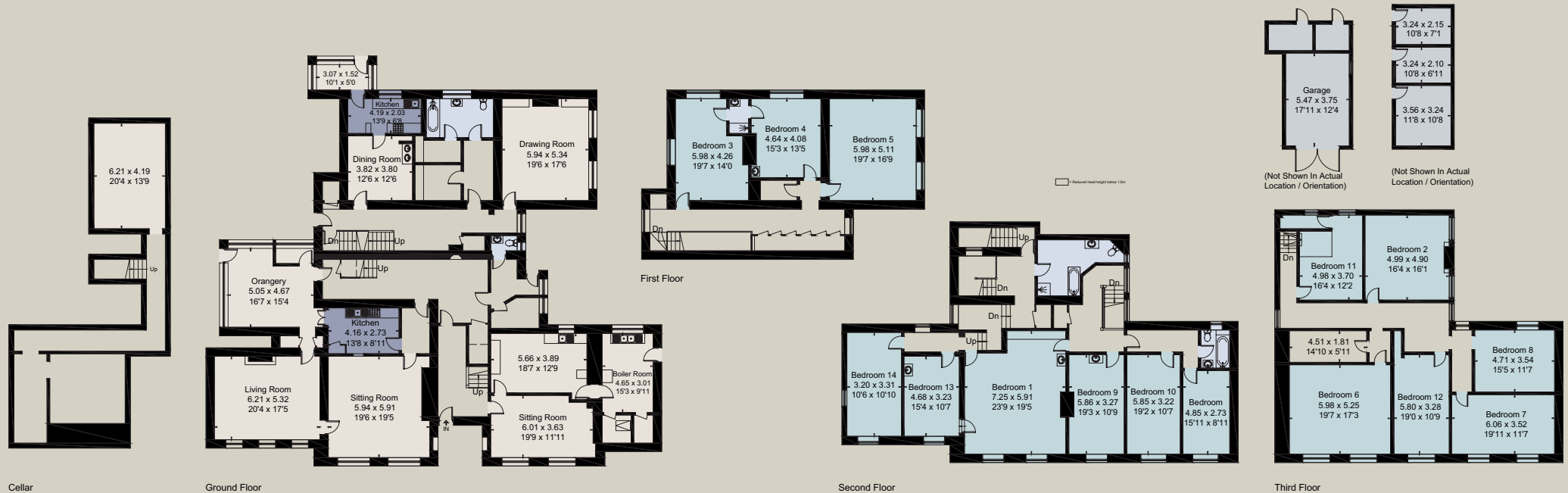
Cellar = 77.3 sq m / 832 sq ft

Garage = 20.4 sq m / 219 sq ft

Outbuildings = 33.7 sq m / 363 sq ft

Total = 1021.9 sq m / 11000 sq ft

Including Limited Use Area (3.9 sq m / 42 sq ft)



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