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PAUNT HOUSE FARM AND PAUNT HOUSE

CASTLE TUMP, GLOUCESTERSHIRE, GL18 1LS

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A wonderful opportunity to purchase a multi-generational home comprising a detached Victorian home with an additional detached dwelling, set in the most peaceful countryside location.

- Six Bedroom Detached Victorian Home
- Three Bedroom Detached Home
- Circa 9 Acres
- Large Detached Brick Barn
- Cider Mill
- Carport and Garages
- Two Large Workshops
- Peaceful and Secluded Location

DESCRIPTION

Paunt House is a grand, three-storey Victorian home which offers ample and well-balanced accommodation throughout. The ground floor comprises an entrance hall, cloakroom, study with cast iron feature fireplace, sitting room with stone fireplace and a fitted wood burner, an attractive orangery with an illuminated Well. The fitted kitchen is well appointed and in addition is a separate, more formal dining room. A staircase rises to the first floor and to the master bedroom with en suite and two further double bedrooms. The stairs continue to the second floor and three further double bedrooms. A useful cellar (which is accessed externally) completes the accommodation for Paunt House.

In addition to the main house is a detached house within the grounds providing a unique opportunity for a range of independent living options ideal for an au pair, workers/grooms cottage or dependent relative. The flexibility created from this additional dwelling also provides a chance for a rental income. Paunt House Farm enjoys the same secluded and peaceful position with views over open countryside.



The accommodation on the ground floor offers an entrance hall, kitchen/ dining room, a useful utility room and two double bedrooms. The first floor has a triple aspect living room, a further double bedroom and a family bathroom.

SITUATION

Paunt House Farm and Paunt House are situated at the end of a long driveway close to the award winning Three Choirs Vineyard. The traditional market town of Ledbury is a short drive and offers an excellent range of local facilities including shops, schools, a doctor's surgery, public house, classic hotel and supermarket. Newent is also within easy reach. The nearest largest city is Gloucester (just 13 miles) characterised by its famous Cathedral and Docks. Schooling both in the state, grammar and private sector are also excellent within the local area. From Gloucester, mainline railway station offers services to major cities and the larger centres of Bristol, Cardiff and Birmingham are all just over an hour away by car. The appeal of such a location is the rural lifestyle it offers surrounded by some of the most breath taking walking and countryside, yet within easy commute of towns and larger centrals.

OUTSIDE

Much of the charm of Paunt House Farm and Paunt House is due to the situation, set in a private and tranquil position surrounded by rolling countryside. There are several outbuildings including a former brick cider mill, two large workshops with light and power, a four bay carport, double garage, and a courtyard.

There is a wonderful large brick barn which offers huge potential for conversion subject to the necessary consents.

In addition to the private gardens to each property, there is large paddock with feature pond. In total, the plot size is circa 9 acres.

SERVICES

Both properties have their own oil-fired central heating system. Mains electricity is connected to both properties. Mains water is connected with private drainage.

LOCAL AUTHORITY

Forest of Dean 01594 812388

EPC

Paunt House EPC rating E
Paunt House Farm EPC rating E



FLOORPLANS

Paunt House and Paunt House Farm, Castle Tump, GL18 1LS

Approximate Gross Internal Area = 260.7 sq m / 2806 sq ft
 Cellar = 16.2 sq m / 174 sq ft
 Annexe = 110.4 sq m / 1188 sq ft
 Outbuildings = 381.2 sq m / 4103 sq ft
 Total = 768.5 sq m / 8272 sq ft
 (Excluding Eaves Storage, Carport & Potting Sheds)



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 This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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