

SLAD FARM

CORSE LAWN, GL19 4NB



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A TRUE COUNTRY RESIDENCE WITH TWO HOLIDAY COTTAGES, A BARN WITH OFFICE AND WORKSHOP, AN AGRICULTURAL BARN, PADDOCKS AND FORMAL GARDENS.

Slad Farm:

Reception Hall • Drawing Room • Orangery • Snug • Boot Room • Kitchen/Breakfast Room • Principal Bedroom with En suite shower room • Bedroom Two with dressing area and shower room • Bedroom Three with En suite shower room • Bedroom Four • Family Bathroom

Outside:

Two Barns • Home Office • Laundry Room • Double Carport • Paddocks and Gardens at 3.2 acres

Detached self-contained Annexe comprising of:

The Clock Tower:

3 Bedroom Suites • Living Room • Kitchen

The Old Stables:

Bedroom with ensuite • Living Room • Kitchen



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DESCRIPTION

An exceptional opportunity to acquire a fine country home set within approximately 3.2 acres of its own idyllic gardens and grounds with two holiday cottages and two barns in the heart of Corse Lawn. Slad Farm is a home that has seamlessly evolved over the years. From its modest beginnings to today’s property, a magnificent family home that offers the discerning buyer so much potential with the added opportunity to carry on a successful holiday let business or use the ancillary accommodation as required.

Slad Farm itself was originally a period cottage that has been beautifully reconfigured and extended in recent years resulting in a characterful home with a modern style for comfortable family living. At over 2865 Sq ft it combines spacious accommodation with a practical layout with rooms that can be utilised as required. On the ground floor a welcoming entrance hall introduces the reception rooms with a wonderful orangery that sits centrally to the ground floor overlooking the sheltered terrace garden, with two sets of bi-fold doors that fully open bringing the outside in, whilst also benefitting from underfloor heating for the colder months. Occupying the entire width of the house is a beautiful drawing room, with exposed beams and a central feature fireplace with a Clearview stove, it enjoys views to the front and french doors that open on to the garden terrace. Adjacent is an extensive boot room which the current owners have fitted with handmade cabinetry, here you will find a cloakroom with WC and direct access to an enclosed outside space. To the other side of the hall is the Snug, a cosy more informal room, also with a wood burning stove. As with any of the best family homes, the kitchen is the heart of the house, fitted with a range of country style units, LPG Rangemaster cooker and integrated appliances, it opens to a lovely breakfast room with french doors that lead to the central terrace which connects to the orangery making this entire space wonderful for outside dining and entertaining.

The bedrooms are equally well planned and considered. Set around a spacious landing, the four bedrooms are all double in size and offer far reaching views. The master bedroom has an ensuite shower room and underfloor heating. A guest bedroom is arranged as a suite with a dressing area and shower room with underfloor heating, along with a further bedroom, also with an en suite. whilst a family bathroom, with freestanding bath, serves the fourth bedroom.

HOLIDAY COTTAGES/ANNEXE

Within the grounds there are two holiday cottages. from which the current owners have run a successful and profitable holiday lettings business for the last 8 years. The cottages are adjacent to one another, making an ideal arrangement to suit separate parties staying or for extended families wishing to enjoy their own space within close proximity to the main house.



THE CLOCK TOWER

This single storey detached dwelling has been finished to a high specification and offers flexible accommodation that spans 950 sq ft to include three bedrooms, each with ensuites, an impressive central living room with vaulted ceilings and a beautifully fitted and very well appointed kitchen and enclosed courtyard.

THE OLD STABLES

Formally the stables to Slad Farm, this charming conversion is characterful and quaint with immaculate accommodation that offers one bedroom with ensuite, a living room, kitchen and small terrace.

Whilst this has made an excellent supplementary income, the holiday cottages offer the potential for other use such as a dependent relative, or treatment rooms or home offices depending on requirements.

THE BARN

Opposite the main house is a substantial detached barn with a roller door currently used as a workshop and store complete with two offices, kitchenette and cloakroom with WC. Mains water and electric heating serves the barn making it the perfect arrangement for working from home.

There is an extensive utility room that adjoins the double carport, which the owners use to service the holiday cottages. A further agricultural barn currently used as an additional workshop and machinery storage is set within the paddocks to the far end of the plot. Accessed via a five bar gate, this offers a secure area for parking which is ideal for classic car collectors or horse lorries/machinery keeping it out of sight from the main house and holiday cottages. This area could be reconfigured to facilitate equestrian services.

OUTSIDE

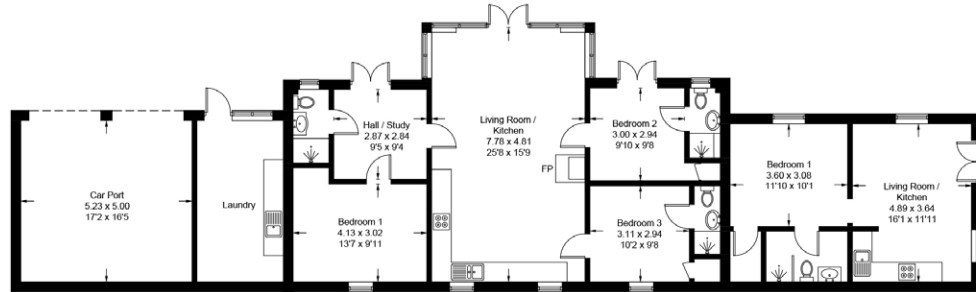
Slad Farm is approached via a brick pillared entrance that widens to views of the paddocks and woodland area with the main treelined driveway sweeping down towards the house leading to parking for multiple vehicles. A second driveway towards the rear leads to the holiday cottages where there is further vehicle parking, currently used exclusively for holiday guests. From here there is access to The Old Stables and behind wrought iron gates, nestles The Clock Tower which is fronted by its own private courtyard.

In total, the plot extends to circa c 3.2 acres and is made up of formal gardens and paddocks all of which adjoins Corse Lawn Common.



Slad Farm

Approximate Gross Internal Area = 266.0 sq m / 2865 sq ft
Outbuildings = 311.9 sq m / 3357 sq ft
Total = 577.9 sq m / 6222 sq ft
(Excluding Car Port)



Annexe
(Not Shown in Actual Location / Orientation)

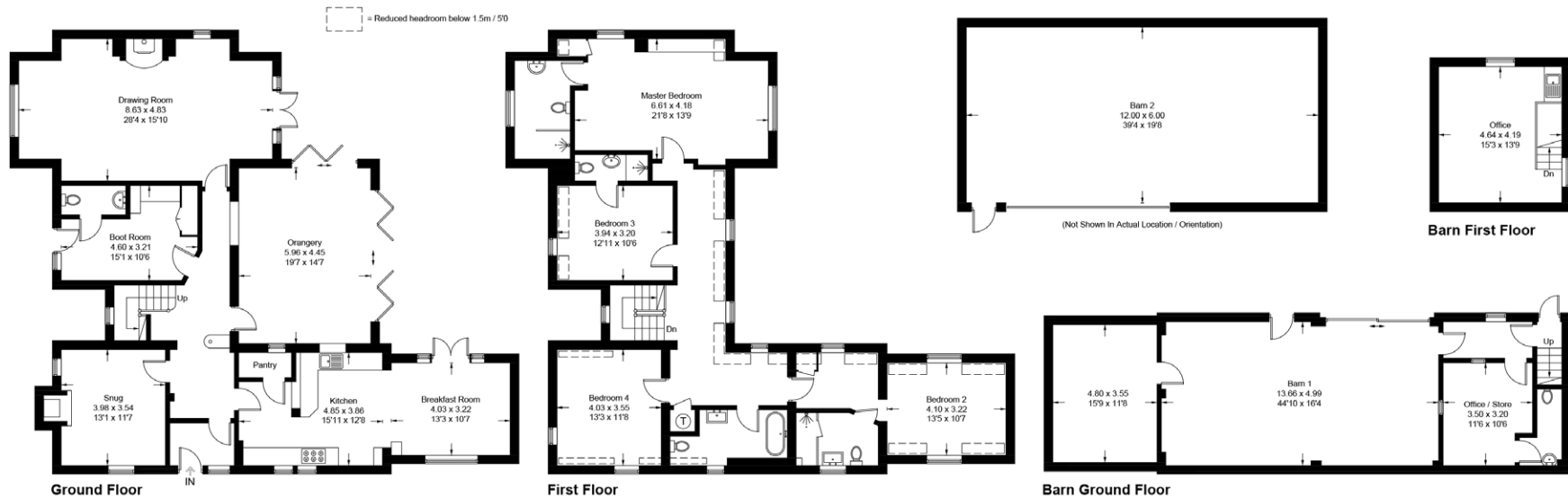


Illustration for identification purposes only, measurements are approximate,
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SITUATION

Corse Lawn is a sought after charming village, known mainly for the renowned Corse Lawn House Hotel. With the common on the doorstep it offers excellent walking and riding countryside with extensive bridle paths, an established equestrian centre and cricket club.

This location, whilst semi-rural, offers easy accessibility to amenities and the neighbouring villages of Ashleworth and Staunton have a post office, doctors surgery, garage and well stocked village store. The famed Butchers Arms, as featured in the Michelin Guide, can be found in Eldersfield. Just over 6 miles away is the historic town of Tewkesbury where you will find the prestigious Tewkesbury Abbey and a varied range of facilities.

The nearest largest city is Gloucester (10 miles) characterised by its Cathedral and Docks and Cheltenham's cultural centre is 12 miles, both areas offer extensive shopping and excellent leisure pursuits. For the commuter, the larger centres of Bristol, Cardiff and Birmingham are all just over an hour away by car.

The Malvern Hills and the Cotswolds, renowned for their outstanding natural beauty, are also within easy reach.

Choices for education are broad in the state, private and grammar sector with excellent options at primary and senior level including Malvern St James, Malvern College, Cheltenham College and The Cheltenham ladies College, Kings Worcester and The Kings School Gloucester as well as Bredon School, Hanley Castle and Tewkesbury High. Eldersfield Lawn Primary School is within walking distance along the common.

Agents Notes: Mains water, Mains electric, Private drainage, LPG central heating in the house, wood burner and electric heating in the annexe. The property further benefits from CCTV security and Solar Panels, providing an electricity supply and subsequent income.

DISTANCES

Cheltenham 12 miles | Tewkesbury 6.5 miles | Malvern and Ledbury 11.5 miles | Gloucester 10 miles | Worcester 20 miles | Birmingham 45 miles.

LOCAL AUTHORITY

Malvern Hills District Council
Tax Band F

EPC RATINGS

Slad Farm – D
The Clocktower - D
The Old Stables - D





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