Upper Rushmire Farm
Gloucestershire
A traditional period farmhouse with a separate barn conversion and excellent views over the surrounding countryside

Upper Rushmire Farm, Bowcott, Wotton under Edge, Gloucestershire GL12 7PT

Wotton under Edge 2 mile, Tetbury 8 miles, Nailsworth 6 miles, Bristol 23 miles
Features:

Hall, Dining room, Sitting room, Study, Kitchen, Breakfast room, Utility room, Cloakroom

5 Bedrooms, Dressing room, 2 Bathrooms (one en suite)

Gardens and grounds

5 Bedroom barn conversion
Period outbuildings with consent for conversion to 2 cottages

Stabling and outdoor school
Paddocks and pasture

About 22 acres (9 ha.)

40 acres of adjoining land may be available by separate negotiation
Situation
Upper Rushmire Farm occupies a wonderful rural setting on the edge of the Cotswold Hills, enjoying far-reaching views over the surrounding countryside.

Nearby Wotton under Edge is a traditional market town with a good range of everyday shops and services. Other local towns include Tetbury and Nailsworth.

Bath, Bristol, Cheltenham and Gloucester are the main regional centres and are all within easy daily commuting distance.

There are excellent communications from this part of Gloucestershire. Junction 14 of the M5 is under 7 miles drive for access to Bristol or the Midlands and Junction 18 of the M4 is 12 miles.

Direct rail services to London Paddington from either Kemble or Bristol Parkway stations, the former taking from 78 minutes.

Regional airports at Bristol, Staverton and Birmingham.

Private schools in the area include Westonbirt, Wycliffe, and Beaudesert Park at Minchinhampton, as well the various boys and girls schools in Cheltenham, Bath and Bristol. There is also a variety of grammar schools in the area.

A good range of sporting opportunities in the area including various golf courses. Gloucestershire has long been associated with equestrian sports including National Hunt racing at Cheltenham and Newbury, polo at Westonbirt and Cirencester Park and the Badminton and Gatcombe Horse Trials.

There are many lovely walks and rides in the surrounding countryside.
Upper Rushmire Farm
The property comprises a traditional period Cotswold farmhouse which sits well within its land. The house faces south and has plenty of large low windows to make the rooms light and bright, as well as to enjoy the excellent views. Original period features include beamed ceilings and stone fireplaces and the accommodation is conveniently arranged for modern family living with three reception rooms, a fitted kitchen and a large utility/boot room. There are four principal bedrooms on the first floor and a family bathroom. The master bedroom suite includes a dressing room and bathroom and is situated on the second floor.

Upper Rushmire Farm is not Listed.
Outside
The property is approached down a long private driveway, bordered by mature lime trees, which leads to a charming courtyard on the west side of the farmhouse. Grouped around this are the following buildings:

The Old Barn
This period Cotswold stone barn was converted in 2012 by the present owners to form a substantial and spacious additional residence. Internally, the property feels more like a traditional house than a barn conversion, with conveniently planned rooms, good ceiling heights and plenty of windows. It would be suitable for various uses, most particularly for family or guests. There is an area of garden to the north.

A double car port, linking the barn and house.

A further range of period outbuildings built mainly of Cotswold stone, formerly cattle byres and a dairy and now providing workshops and storage. Planning permission was granted in April 2015 (ref: S.15/0397/FUL) for conversion of these to form two cottages, one with three bedrooms and one with two bedrooms. Further details are available from Strutt & Parker.

Approached off the main drive are a further range of timber buildings and a U-shaped stable block comprising 10 loose boxes and a tack room. A further range provides a feed store and hay barn. To the south of these is an outdoor arena with a sand surface.
The Gardens and Grounds
The farmhouse sits within well-maintained gardens and grounds. There is a paved terrace on the south side of the house, beyond which are lawns with mixed borders and flowering shrubs. A circular summerhouse, with power and light, makes an attractive feature and there is a vegetable garden with raised beds to one side. At the rear of the house is a further sitting out area set within high stone walls.

The Land
The land is all pasture and is divided into a number of smaller paddocks nearer the house, with large enclosures beyond. In all the property extends to just over 22 acres. A further 40 acres of adjoining land could be available by separate negotiation. For further details and a plan of the land, please contact Strutt & Parker.

General
Services: Private spring-fed water. Private drainage. Oil central heating.

Rights of Way: there are no public rights of way across the property. Two neighbouring owners have a private right of way up the drive for access to their adjoining land.

Council Tax: The farmhouse is in Band G and the Old Barn is in Band F.

EPC Rating:
Main House - E
The Old Barn - C

Plans: The floor plans and site plan enclosed with these details are not to scale and are for identification purposes only.
Directions (GL12 7PT)
From the cross roads at Calcot Manor where the A4135 crosses the A46, take the A4135 west towards Wotton under Edge and Dursley. Go through Kingscote and after about a mile fork left (effectively straight on) onto the B4058 for Wotton under Edge. Pass the Cotswold Edge golf course on your left and just as the road begins to drop down the hill, fork right on a left hand bend down an unmarked lane. Upper Rushmire Farm is then the first entrance on the right.
Floorplans for Upper Rushmire Farm, Bowcott, Wotton under Edge, Gloucestershire GL12 7PT

Approx gross internal area*: 
Main House: 326 sq m = 3,509 sq ft
The Old Barn: 242 sq m = 2,605 sq ft
Carport: 36 sq m = 387 sq ft
The Old Dairy/Workshop: 180 sq m = 1,937 sq ft
Former Cattle Shed: 83 sq m = 893 sq ft
Stable Block: 146 sq m = 1,572 sq ft
Hay/Feed Stores: 76 sq m = 818 sq ft

Store/Pump Room: 11 sq m = 118 sq ft
Total: 1,100 sq m = 11,839 sq ft

Illustration for identification purposes only. Not to scale.

* As defined by RICS – Code of Measuring Practice.
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