



# The Old Rock Farm

Kempley Road, Dymock, Gloucestershire, GL18 2BB

johnamos  
& Co

**BK** Bruton Knowles



# The Old Rock Farm, Kempley Road, Dymock, Gloucestershire, GL18 2BB

**Guide Price £1.2 million**

Sitting in a lovely rural setting lies this 6 bedroom detached Farm, together with an excellent range of farm buildings, wonderful gardens and grounds extending to just over 21 acres.

## Farmhouse, Outbuildings and Grounds



### INTRODUCTION

John Amos & Co are delighted to have received kind instructions to offer for sale by Informal Tender The Old Rock Farm, Dymock.

### LOCATION

The Old Rock Farm is superbly located for easy transportation access across the country with the M5 motorway some 30 miles from the property and train stations at both Ledbury and Gloucester within easy access connecting to Worcester and onward to National lines.

### DESCRIPTION

The house is a traditional brick farmhouse under a tiled roof together with outbuildings.

Externally, a block of traditional outbuildings with stable, Dutch barns set in wonderful gardens and grounds extending to just over 21 acres.

### THE OLD ROCK FARM

The Farm sits in approximately 21 acres of flat level pastureland with the house and buildings conveniently attached to the pastureland.

The farmhouse offers a very comfortable family home as it stands. The front entrance hall is approached through a brick construction porch. The hall takes you through to Living Room with brick fireplace and woodburning stove and to the Dining Room with fireplace and woodburning stove.

Door from the hall leads to Kitchen with oil-fired Aga with a range of eye level and base fitted units. A back door leads into a Lean-to Conservatory.

Off the hallway is a downstairs Bathroom with wash hand basin and shower. Through the bathroom is an old sauna currently unused.

From the rear Lobby is a second Kitchen with an oil-fired Aga, stainless steel sink and fitted eye level and base units together with an oil-fired Trianco central heating boiler (not working).

From the entrance hall leads into Sitting Room with brick fireplace and woodburning stove. Alcove in the corner currently used as a home office/study. Dining room 2 with door leading into the farmyard.

From the staircase in the entrance hall leads halfway up to an airing cupboard and then into Master Bedroom with wash hand basin with double glazed windows overlooking the front garden. Bedroom 2 is a double with wash hand basin and built in wardrobe and double-glazed window looking out to farmyard.

Off the landing to family Bathroom with wash hand basin and bath. Bedroom 3 with double glazed window overlooking front garden. Bedroom 4 with built in cupboard and window overlooking the front garden and garage.

Family Bathroom 2 with bath and wash hand basin.

Bedroom 5 with double glazed window overlooking the garage and front garden together with a Dressing Room / small single bedroom.

### Third Floor

Bedroom 6 with traditional fireplace, double glazed window overlooking the farmyard. Built in eaves with

storage. Two attic storage rooms with double glazed windows overlooking rear garden.

### Cellar

### Garage

Attached brick triple garage with concrete floor and profile sheet roof. Wooden and glass sliding doors.

### OUTSIDE

Good size front garden mainly laid to lawn with large vegetable patch bounded by hedgerow to road.

Within the courtyard there is a range of buildings that include:-

### Potting Shed (4.94m x 1.48m)

Brick with uPVC double glazed windows and door.

Two wooden framed greenhouses.

### Stable (45ft x 15ft)

3 bay steel portal frame building with blockwork walls and cement fibre roof to the eaves, concrete floor currently used as stables. Wooden stable doors and metal frame single glazed windows.

### Dutch Barns (8m x 14ft)

Two steel portal framed Dutch barns, three bay with tin roofs and cladding, open sided, concrete floors. Tin and Yorkshire boarding to gable ends.

### Building 4 - Silage Clamp (Approx. 75ft x 28ft)

Concrete floor.

### Building 5 (43ft x 72ft)

5 bay steel portal frame blockwork and Yorkshire boarding walls, cement fibre roof and concrete floor.



#### **Building 6 (75ft x 25ft)**

Dutch Barn, five bay steel portal frame, tin roof and cladding, concrete floor, wooden sleepers to walls (sleepers are going to be removed prior to completion).

#### **Building 7 (60ft x 18ft)**

Dutch barn, 4 bay steel portal frame, tin roof, open sided, blockwork and profile sheet to one elevation and tin sheeting to gable ends.  
Small traditional brick building with tiled roof in semi dilapidated state.

#### **Building 7A (17ft x 44ft)**

Two storey Lean-to to Building 7. 3 bay steel portal frame with half blockwork walls and tin cladding and roof.



#### **Building 8 (18ft x 14ft)**

Wooden frame traditional shed with cobble floor. Additional section (9ft x 14ft) with garage door and profile sheet roof.

#### **Building 9 (30ft x 15ft)**

Lean-to of blockwork construction with concrete floor and tin roof.

#### **Building 10 (74ft x 40ft)**

5 bay steel frame Dutch barn, concrete floor, tin roof, blockwork doors to eave sides and tin to eaves. Feeding troughs along one elevation.

#### **Building 11 (32ft x 75ft)**

5 bay concrete framed shed with concrete floor, blockwork and cement fibre cladding and cement fibre roof. Lighting and single-phase electricity.

#### **TENURE**

The property is Freehold.

#### **SERVICES**

Mains electricity, mains water with drainage to a private septic tank.

#### **LOCAL AUTHORITY**

Forest of Dean City Council

Tel: 01594 810000

**Council Tax - Band F**

#### **METHOD OF SALE**

The property is for sale by Informal Tender with Tenders closing at **12 noon** on **Wednesday 31<sup>st</sup> March 2021** (unless previously sold) and completion is scheduled for the 28<sup>th</sup> April 2021, although the Vendors may be able to be slightly flexible on this date but please discuss this prior to bidding.

#### **AGENTS**

**John Amos FRICS FAAV**

John Amos & Co, Lion Court, Broad Street,  
Leominster, HR6 8LE

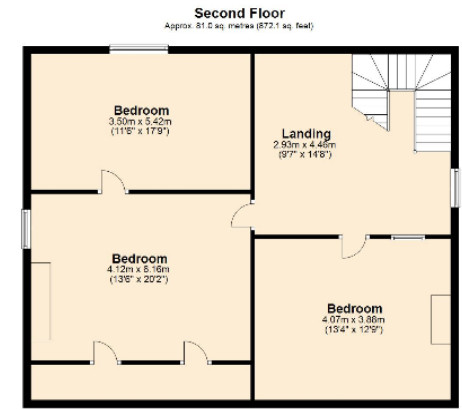
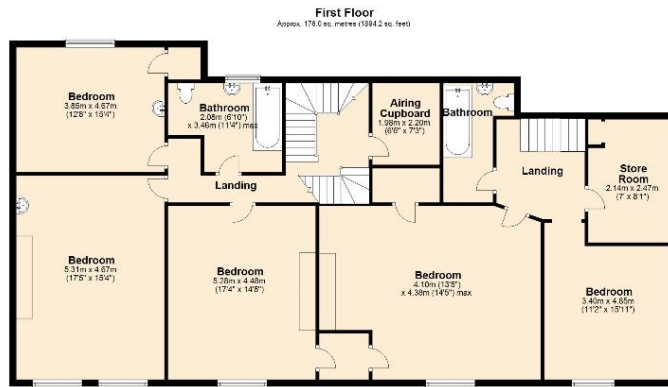
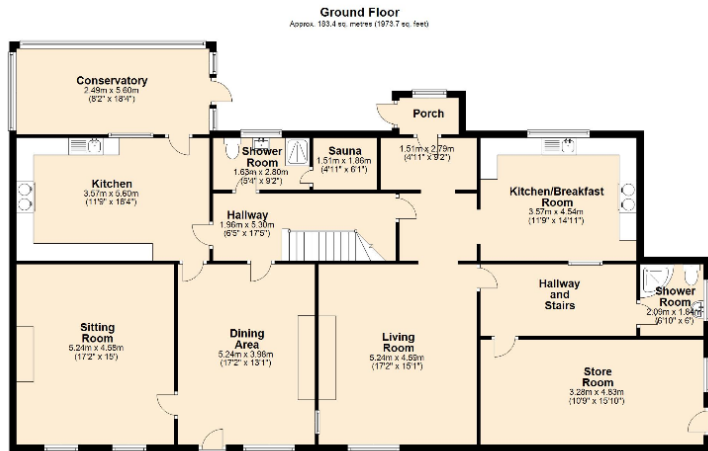
**Tel: 01568 610007**

**Email: [john@johnamos.co.uk](mailto:john@johnamos.co.uk)**

#### **DIRECTIONS**

From the village centre of Dymock, coming from Gloucester, turn left signed Kempley and Ross and pass over the old former railway bridge, bear right and then immediately left, past the primary school and continue along this road for approximately ¼ mile and The Old Rock Farm is on the first farmstead on the right hand side as indicated by the Agent's For Sale sign.

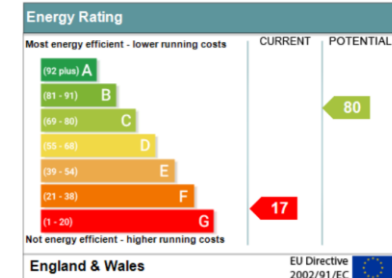




Total area: approx. 440.4 sq. metres (4740.0 sq. feet)



Address: OLD ROCK FARMHOUSE, KEMPLEY ROAD, DYMOCK, DYM...  
RRN: 0390-2264-1020-2899-4301



**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared FEBRUARY 2021.