



The Downs, Minsterworth

Main Road, Minsterworth, Gloucestershire, GL2 8JG

BK Bruton
Knowles

est. 1862

Detached House with Substantial Grounds and Land

The Downs, Main Road, Minsterworth, Gloucestershire, GL2 8JG

For Sale By Private Treaty

LOCATION

The property is situated within the village of Minsterworth, some 4.6 miles distant to the City of Gloucester. Minsterworth is a linear settlement built along the A48 which leads north to the A40 and then east to Gloucester. The location benefits from long reaching views across Gloucester and the wider area.

LOT A – House, Grounds and Lake - 6.1 acres

The property comprises a traditionally constructed, part two, part single storey dwelling house. The original detached cottage has been extended over the years to provide a substantial family home. To the side is a large double garage and to the rear an office and workshop. Externally the property benefits from rolling grounds, a tree lined driveway and an orchard. Surrounding the house are lawned areas with gravelled driveways and various outbuildings. To the north west of the holding is a large lake which has historically been stocked with carp.

House Accommodation – Ground Floor

- Large Reception Hall
- Living Room
- Dining Room
- Kitchen / Breakfast Room
- Large Utility Room
- Rear Hallway / Bar
- Cloakroom
- Ground Floor Shower and Wetroom
- Office

House Accommodation – First Floor

- 4 Double Bedrooms and 1 single Bedroom
- Family Bathroom with Bath and Separate Shower
- Landing and Separate Toilet

The dwelling extends to 2,874 sq feet (IPMS 2 Approx.)

Outbuildings / Garages:

- Double Garage – attached to house
- Workshop – attached to house
- Garden Stores / Barn – Steel construction
- Barn 1 – Modern metal clad with roller door
- Barn 2 – Adjoining the above with double doors
- Barn 3 – Modern metal clad with roller door

Lake

- To the north of the house surrounded by mature trees is a historic manmade fishing lake with island, which has historically been stocked with carp.

Land

- To the south of the property is a large established orchard and lawned areas surrounding the house. A 30% overage will be applied to the orchard.

LOT B – Surrounding Farmland – 14.6 acres

Lot B comprises agricultural land with access via an agricultural gate to the south of the property, along with a shared vehicular access off the main entrance. Residential consent has been granted for 5 dwellings to the south of the property, adjacent to the property 'Appithorne'. Beyond this, further to the south, 9 dwellings have also been consented. We consider the land has prospects for residential development. A 30% overage will be applied to the sale to account for its development potential.

SERVICES

The property has gas fired central heating and a range cooker in the main kitchen. The property benefits from mains water, electricity and gas. Drainage is attenuated via a septic tank to the rear of the property. No tests have been carried out in this regard.

COUNCIL TAX

Band E

ENERGY PERFORMANCE CERTIFICATE

Energy Band - E

TENURE

Freehold with vacant possession upon completion. The fields are currently grazed under a grazing licence. No agricultural entitlements are being conveyed with the land.

GUIDE PRICE & METHOD OF SALE

Lot A - Guide Price of £750,000

Lot B - Guide Price of £400,000

Offers are also invited on both Lot A and Lot B.

VIEWING

Viewing is by appointment only on the set viewing days:

- Friday 18th June: 3-5pm
- Thursday 24th June : 10 – 12pm
- Saturday 3rd July : 9.30-11.30am

To arrange a viewing, please contact Anna Renton on 07511 226464 or anna.renton@brutonknowles.co.uk

Prior to booking a viewing please view the virtual viewing and drone footage:

- Walk Through Tour - [LINK](#)
- Drone Video – [LINK](#)

Subject to Contract – June 2021

A unique country property with rolling tree lined grounds, stocked fishing lake, orchard, outbuildings and farmland...





- Kitchen and Large Utility Room
- 5 Bedrooms
- 2 Reception Rooms
- Large Vaulted Hallway
- Office

- Double Garage – 25'6" x 21'7"
- Workshops – 29'10" x 12'5"
- Barn 1 – 35'8" x 27'
- Barn 2 – 36'2" x 15'9"
- Barn 3 - 35' x 25'1"

- Stores – 31'2" x 14'6"
- Fishing Lake – 180" x 120" approx.
- Orchard
- Tree Lined Driveway
- Adjoining Farmland



Lot A

Lot B

Lot A

House and Grounds – 6.1 Acres (2.47 ha)

Lot B

Total – 14.6 Acres (5.93 ha)

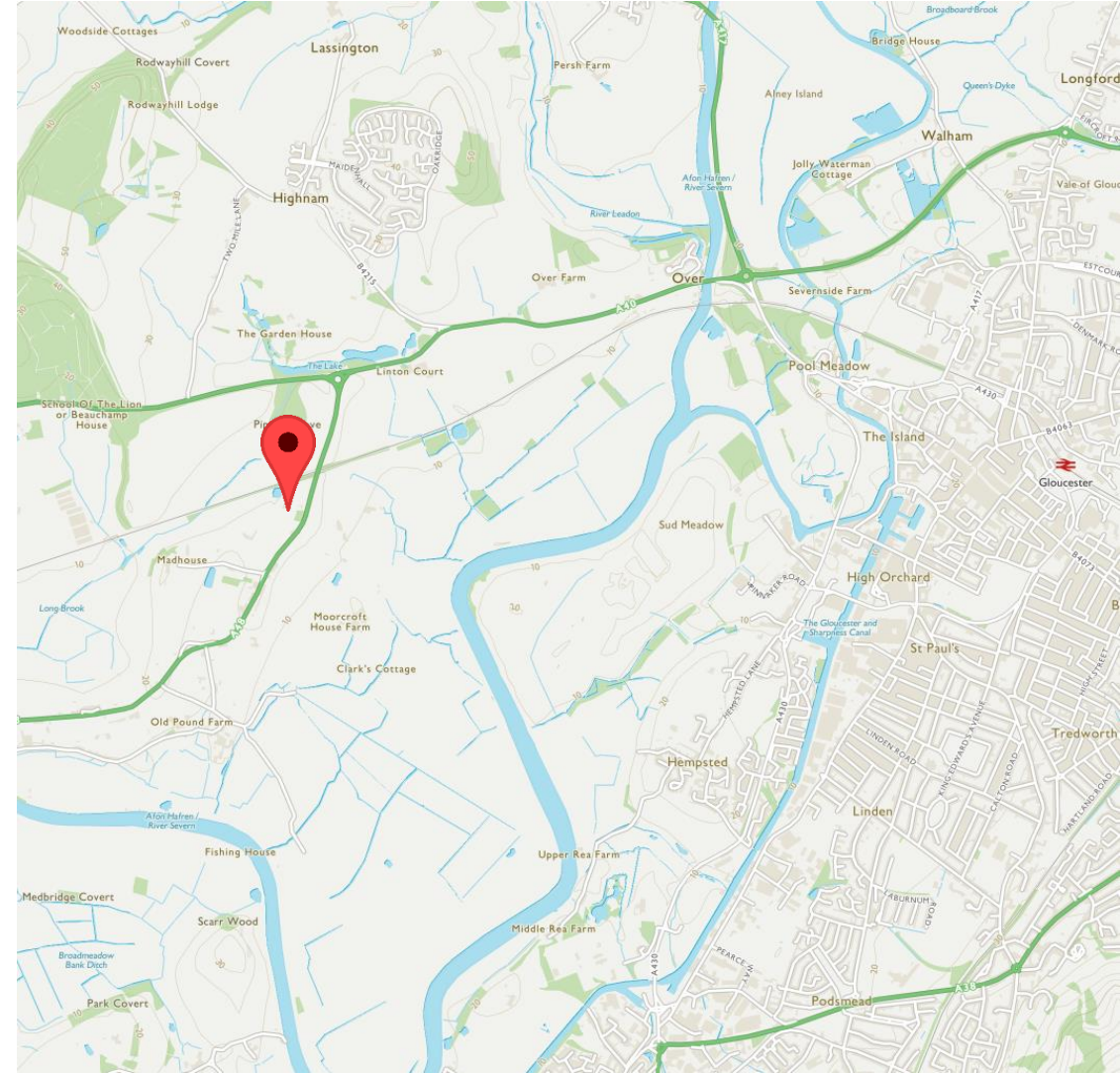
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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



The Downs, Main Road, Minsterworth, Gloucestershire

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|------------------------------------|------------------------------|
| House Approximate IPMS2 Floor Area | 267 sq metres / 2874 sq feet |
| Garage | 51 sq metres / 549 sq feet |
| Workshop | 34 sq metres / 366 sq feet |
| Store | 42 sq metres / 452 sq feet |
| Barn 1 | 89 sq metres / 958 sq feet |
| Barn 2 | 53 sq metres / 570 sq feet |
| Barn 3 | 70 sq metres / 754 sq feet |

Total 606 sq metres / 6523 sq feet

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Job No SP2400

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation

