



Voyce Pullin

Rural Property Agents



BENCOMBE FARM **Uley, Gloucestershire**

An attractive 4 Bedroom House
in an unspoilt rural location

FOR SALE BY PRIVATE TREATY

Guide Price £530,000

Note: the property is subject to an Agricultural Occupancy Condition



Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL

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www.voycepullin.co.uk

BENCOMBE FARM, ULEY, GLOUCESTERSHIRE, GL11 5BT

Dursley 2 ½ Miles

M5 (Junction 14) 11 Miles

SITUATION

The property is situated in unspoilt countryside within the Cotswold Area of Outstanding Natural Beauty. Everyday facilities are available at Dursley, Stroud and Wotton-under-Edge with the larger centres of Bristol, Cirencester, Cheltenham and Gloucester being within easy reach.

DIRECTIONS

From the centre of Dursley take the B4066 signposted for Uley; on the outskirts of the village turn right onto Lampern Hill (signposted Stouts Hill, Kingscote & Tetbury); pass Stouts Hill on the right hand side and continue on until the next right turn signed Bencombe Farm and Lye Farm; continue over the cattle grid and along the private track and bear left where it divides; the property will be found after a short distance.

DESCRIPTION

The property with datestone 1992 comprises an attractive detached house with good sized family accommodation well arranged over two floors. Many of the rooms are dual aspect taking advantage of the extensive country views.

The house which would benefit from some updating enjoys two separate Reception Rooms, good sized Kitchen/Breakfast Room, a spacious galleried landing off which lead four bedrooms with the main bedroom having an en-suite shower room. With direct access to the rear hallway is a good sized Double Garage.

The House sits in the centre of its own well defined garden laid down mainly to lawn and with vehicle parking area to the front.

GENERAL REMARKS

Tenure & Possession

The property is offered with Freehold Tenure and with Vacant Possession upon completion.

Services

- Mains water
- Mains electricity
- Private Drainage

The property has the benefit of oil fired central heating to radiators and is double glazed throughout.

Rights of Way, Easements & Covenants

The property is sold subject to any rights, benefits or incidents of tenure which affect it. In particular prospective buyers should note:

- Full rights are enjoyed or will be granted over the access track leading to the property from the public highway.
- Soakaway pipes from the private drainage system are believed to run onto the adjoining land.

Planning

- Bencombe Farmhouse was built under Planning Permission S14033/D dated 9th July 1991. Condition (b) of the permission states: "the occupation of the dwelling shall be limited to persons solely or mainly employed or last employed, in the locality in agricultural as defined in Section 336 of The Town & Country Planning Act 1990, or in forestry, or a widow or widower of such a person".
- The property is within the Cotswold Area of Outstanding Natural Beauty as identified on the Stroud Local Plan.

Outgoings

Council Tax – Band D – Amount payable (2011-2012) £1,504.46.

Local Authority

Stroud District Council

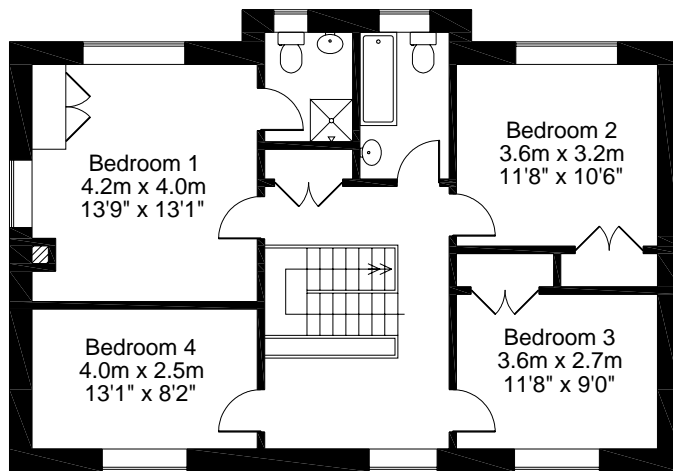
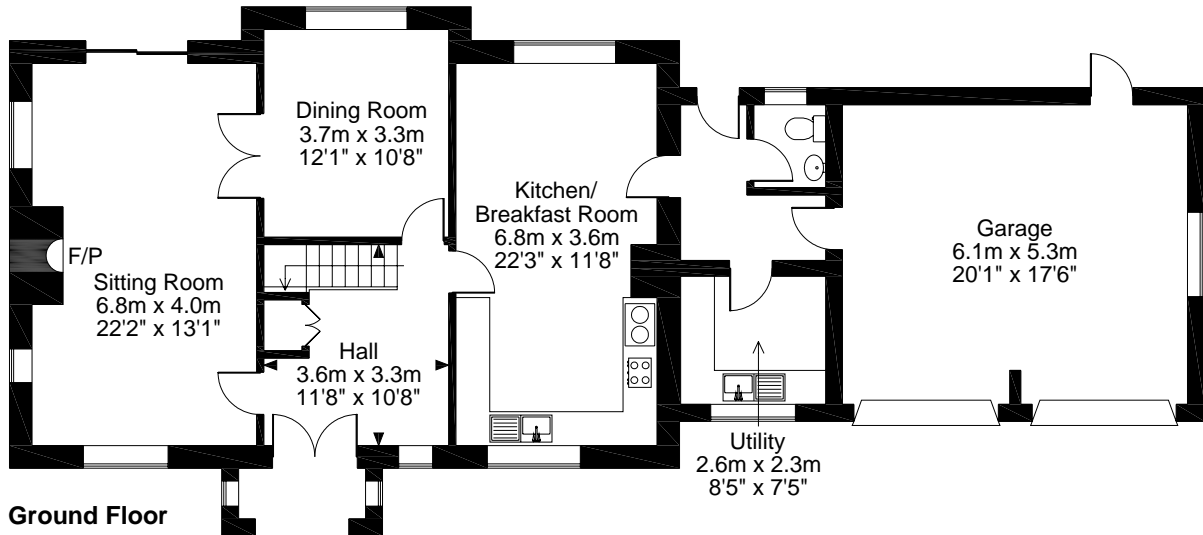
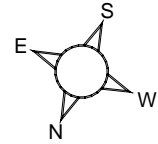
Tel: 01453 766321

www.stroud.gov.uk

Viewing

By prior appointment please with the Vendors Selling Agents.

Bencombe Farm, Uley, Dursley
Approximate Gross Internal Area
Main House = 1831 Sq Ft/170 Sq M
Garage = 349 Sq Ft/32 Sq M
Total = 2180 Sq Ft/202 Sq M



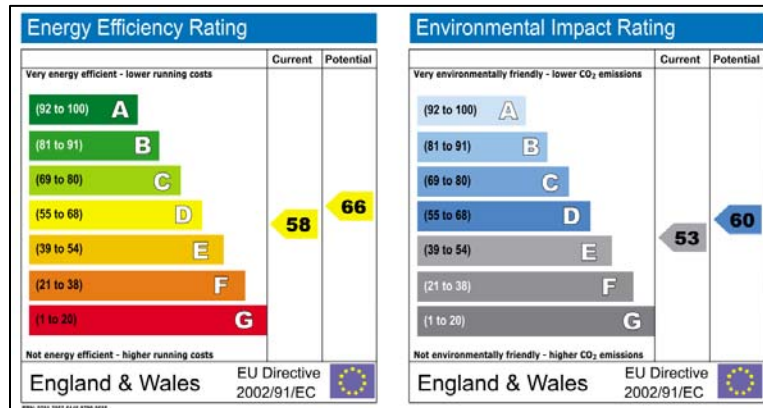
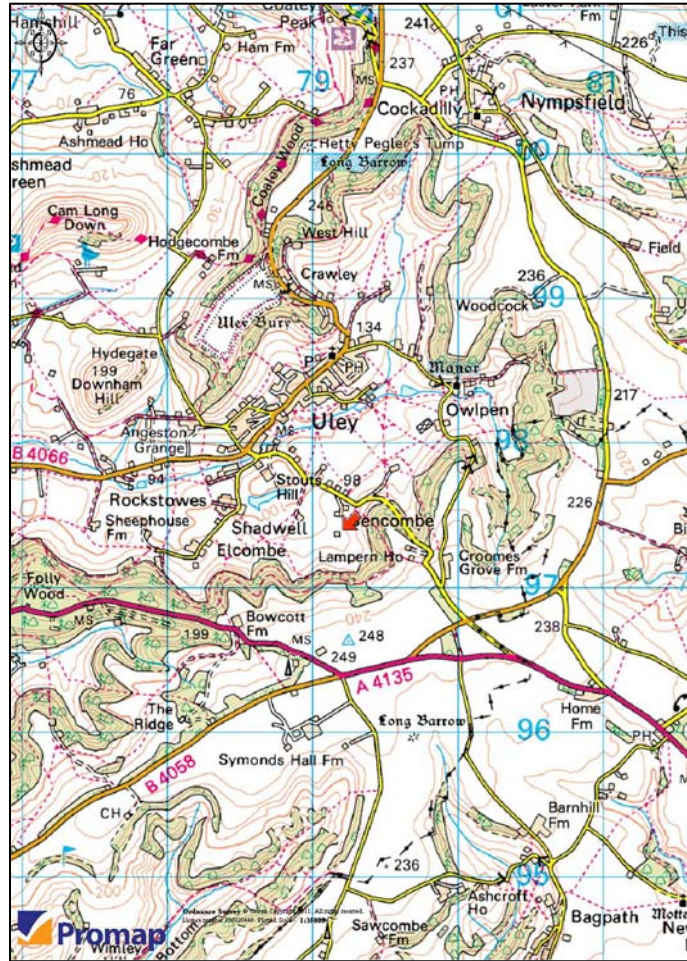
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Important Notice: (to be read by all prospective purchasers)

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