



# MICKLETON HILLS FARM

CHIPPING CAMPDEN • GLOUCESTERSHIRE





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*A rare opportunity to acquire a Grade II Listed farmhouse with 4 letting cottages, a large wedding/party barn, a range of farm barns and stables, set in a rural location with excellent views, about 40 Acres (16.5Ha) in all.*

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London, SW1A 1NS  
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www.thelondonoffice.co.uk



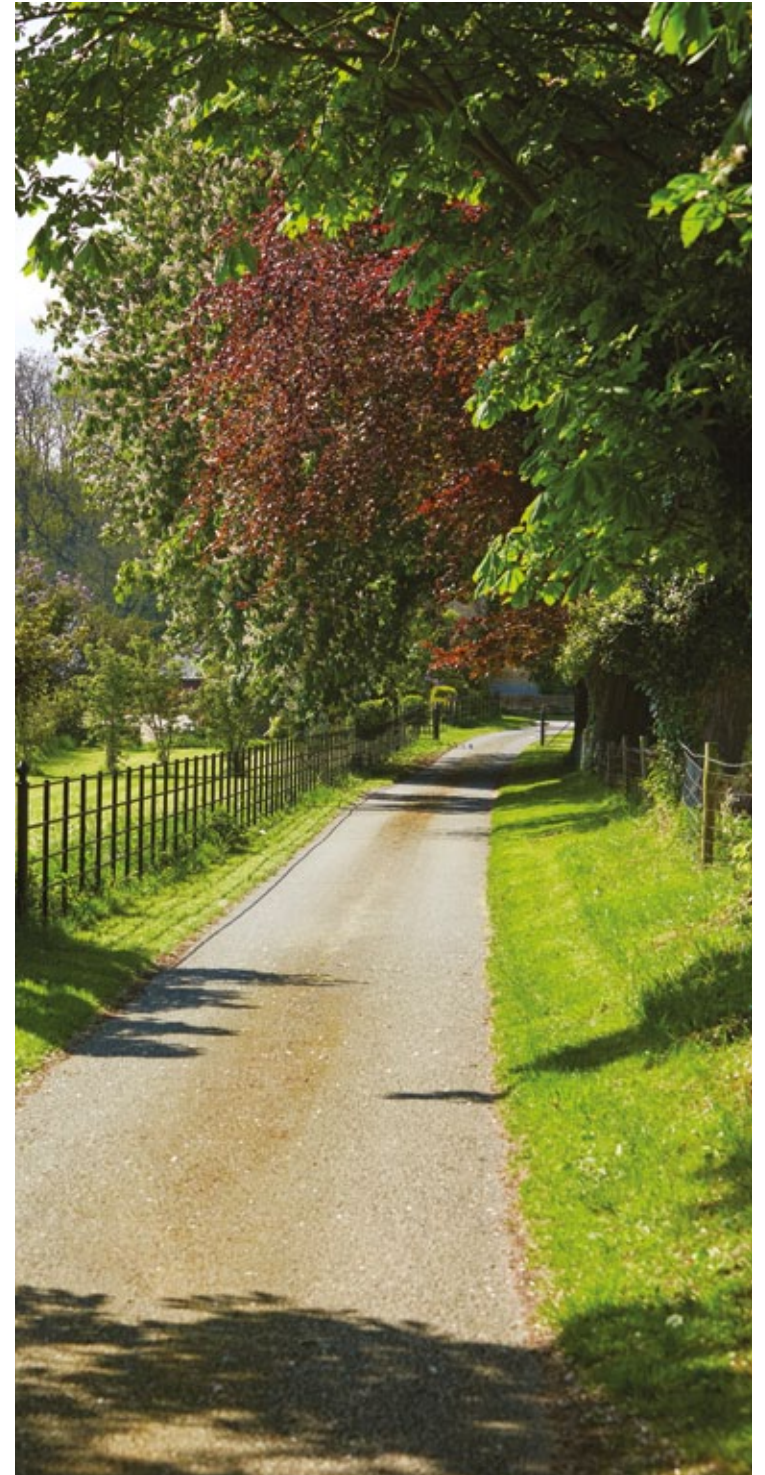
Parklands House, Park Street  
Stow-on-the-Wold GL54 1AQ  
T 01451 830731  
sophie@butlersherborn.co.uk  
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Mickleton Hills Farm is in a delightful rural location just off Furze Lane, which is a short drive from the historical town of Chipping Campden. This characterful, traditional farm is at the end of a beautiful tree lined drive-way with far-reaching views over the surrounding farm and woodland. This 6 bedroom farmhouse could suit a family very well, as there are lawned gardens and terraces ideal for entertaining. Families or couples with equestrian interests will have 7 stables, a well-appointed tack room, a range of useful outbuildings and post and railed paddocks. The large concrete barns could be developed to create a more commercial equestrian facility, possibly with additional indoor stables and indoor or outdoor schooling areas subject to any necessary consents.

Mickleton Hills Farm has planning permission as a Wedding venue with a beautiful brick barn which can have 28 functions per year and has become a very viable commercial proposition. It has 4 holiday lets which can be run in tandem with the wedding business or solely as holiday lets. For further information go to [www.mickletonhillsfarm.com](http://www.mickletonhillsfarm.com)

This substantial, traditional farmhouse has been carefully updated throughout and the period features have been sympathetically retained, whilst the house has been renovated to modern day standards. It has well proportioned rooms, high ceilings, a good balance of bedrooms to bathrooms, a great family kitchen/breakfast room with an Aga and a sophisticated first floor sitting room with super views. Period features include: attractive open fireplaces, exposed beams, wooden and Cotswold Flagstone floors, some period windows, window seats and wooden shutters.



Mickleton Hills Farmhouse is Grade II Listed as being of Architectural and Historical Interest. The Listing states:

'Early C19. Coursed, squared and dressed limestone with grey slate roof with flat limestone coping. Ashlar end stacks, topped with brick on right. 2 ashlar stacks from extension rear right one from eaves adjacent to dormer one from gable end. Main body extended back on left and right to rear to form 'U'. Symmetrical facade. Main body: 2-roomed plan with cross passage and flagged floors. 2 storeys and garret. 3-windowed. 2 and 3- light C19 casements with glazing bars and segmental heads with projecting keystones. Painted panelled C19 double door in flat chamfered surround with blind quarter foil over, to central, gabled porch.'

(Further alterations to the main house, outbuildings and cottages may require planning permission or Listed building consent from Cotswold District Council). This farm sits within the Cotswold Area of Outstanding Natural Beauty.

## MAIN HOUSE

**Ground Floor:** Entrance Porch and Halls • Drawing Room • Dining Room  
Kitchen/Breakfast Room • Study • Utility • Cellar • Separate Shower Room  
Tack Room

**First Floor:** Sitting Room on the first floor/Bedroom 6 • Large Landing/Study Area  
• Master Bedroom with en-suite Bathroom • Guest Bedroom with en-suite  
Bathroom • Family Bathroom

**Second Floor:** Landing/Sitting Area • Two Bedrooms • Bathroom

**Outside:** Lawns and Gardens • Landscaped Terraced Gardens for entertaining  
Gravelled Courtyard with extensive Parking

## WEDDING BARN/FUNCTION ROOM

Brick work with exposed beams, flagstone floors and oak staircase  
Minstrals Gallery • Cloakrooms and Kitchen Area (approximately 2,700 sqft)

## COTTAGES & ANCILLARIES

Traditional stone, exposed beams and flagstone floors • One 3 Bedroom Cottage  
Two 2 Bedroom Cottages • One 1 Bedroom Cottage • 2 Laundry Rooms  
External Shower Room

## FARM BUILDINGS

Large Concrete structure Barn • Concrete structure Lorry Barn • 6 Bay open pole  
Hay/Straw traditional Dutch Barn • Concrete and Cotswold Stone 'turn out' Barn  
• Calf Barn and Stores • Building with 4 indoor Stables and WC • 3 Wooden  
Stables • 3 Dog Kennels and Runs • 4 Bay open field steel structure Barn  
Additional Barn with feed mangers and bull pens  
2 further steel framed Sheds.



## SITUATION

*Mileages. Chipping Campden 2.2 miles, Stratford upon Avon 12 miles, Moreton in Marsh Train Station 11.2 miles, Oxford 38 miles, Cheltenham 23 miles (all mileages are approximate)*

Chipping Campden which is only a short drive away is a popular historical village, it offers a wealth of specialist shops, high quality restaurants, public houses and many other attractions. There are 2 Primary Schools and a Secondary School, which has a very good reputation and good OFSTED report. Ebrington (2miles) away has excellent primary school and Mickleton (3 miles) away has an excellent nursery and primary school. More extensive and varied schools, shops, supermarkets, leisure facilities, cultural activities and The Royal Shakespeare Theatre which can be found in Stratford upon Avon only 8 miles away.

In Mickleton there is the popular Three Ways Hotel which is home of the world famous Pudding Club where they meet every Friday night, two good public houses, a sought-after country butchers shop, convenience store and a village shop with grocery and post office.

There are plenty of beautiful walks in the area, including the famous Cotswold Way and a circular walk up to the world famous Hidcote Manor Gardens (National Trust) and Kiftsgate Court Gardens. The abundance of 'things to do and see' in this pretty area within the Cotswolds means many visitors return every year and repeat business is very important.





## ACCOMMODATION

### LOWER GROUND FLOOR

**Cellar**

### GROUND FLOOR

**Entrance Porch and Halls** Cotswold flagstone floor. **Drawing Room** Woodburner, window seat, parquet floor and exposed beams. **Dining Room** Window seat, shutters. Exposed beams. View over the front lawn. **Kitchen/Breakfast Room** A range of wall and floor Oak units, Aga, window with shutters. Exposed beams. Cotswold flagstone floor. **Study** Bay window with shutters. Cupboards. **Cellar. Utility** Cupboards, wine rack, shelved Larder, space and plumbing for washing machine and tumble dryer. Boiler. Stone floor. Separate **Shower Room/ground floor Cloak room. Tack Room** with sink.



### FIRST FLOOR

**Landing** space for a **Study Area**. Airing cupboard. Staircase to the second floor. **Sitting Room/Bedroom 6** Victorian styled fireplace (not used) Far reaching view, window shutters, large cupboards and bookcases. **Master Bedroom** View over to Chipping Campden church fireplace (not used) en-suite **Bathroom. Bedroom 2** Exposed 'A' frame beams, cupboards, view to walled garden and woodland, with en-suite **Bathroom. Family Bathroom. Bedroom 3** Double aspect. Cupboard.

### SECOND FLOOR

Large Landing. Bedroom 4. Exposed 'A' frame beams. Cupboards. Bathroom. Bedroom5/Sitting Room Cupboards. View down the drive.

## OUTSIDE

The farm is approached down a wonderful long tree lined driveway. Wrought iron fencing encloses the garden to one side, post and rail and stock fenced paddocks to either side.

The tarmac drive sweeps into the gravelled courtyard to the barns and the farmyard. There is extensive parking for many cars for the main house and the letting cottages.



## GARDENS, WEDDING BARN AND THE LETTING COTTAGES

To the front of the farmhouse there is a raised flower and rose bed, the mown lawns leads to the rough cut land with the timber store. To the north of the courtyard is a large lawned garden, which was once the vegetable garden. There is a very useful second driveway for wedding guests and large horse lorries. This driveway also provides access to the barns, stables and to the largest field.

The Wedding Barn/Function Room is a traditional brick barn with a ceiling of beautiful exposed beams, arrow slit windows and a Cotswold flagstone floor. It comprises of a large 'L' shaped space for the reception, a galleried landing, a bar area, cloakrooms and a catering area. Four stunning screens with pedestrian doors, which lead to the super south/east-facing terraced gardens and lawns, which are perfect for summer weddings. This barn could easily be used as business premises, subject to planning permission or just a great party barn for a large family who enjoy entertaining.

The delightful Cotswold stone walled garden provides an open plan lawned garden for 2 of the cottages (called Kermit 3 bed and Sophie 2 bed). Laundry room. Shelved boot Room. The cottages are of Cotswold stone construction under a slate roof. A tall building houses the oil tank as a mock dovecote.

In the courtyard there is a detached Cotswold stone and lapped wood barn, which has been converted to provide 2 letting cottages, (called Clover 1 bed and Poppy 2 bed), they have a terraced garden to one side and space to the front aspect.





### FARM BUILDINGS AND THE LAND

A large **Concrete Structure Barn** (23.4m max x 11.3m) off the courtyard has a concrete floor, power and lighting. To the rear is the **Concrete Structure Lorry Barn** (18.7m x 9.2m) with power. 6 Bay metal open pole **Hay/Straw Barn** (32m x 8.1m) A useful Cotswold Stone **'turn out' Barn**, (18.7m x 15.7m) ideal for horses but could easily be used for sheep or a few cattle. A small enclosed yard with a concrete building with **4 indoor Stables** and WC. 3 separate **Wooden Stables**, which have been successfully offered to holiday makers staying in the cottages. **3 Dog Kennels** with runs. An additional lean-to barn with feed mangers, this barn could easily be more than just storage, the mangers are important features of this barn. **Calf Barn and Stores** In the largest field (15 Acres, 6 Ha) is a very useful **4 Bay Open Metal Framed Barn**, (22.5m x 14.2m) which is ideal for cattle, sheep and horses.



The largest field is approximately 15 acres (6 Ha). The additional **5 Paddocks** which vary in size total about 12.4 Acres (5 Ha), they surround the farm and line the drive. To the west is a beautiful mature **Woodland** (4.4 Acres 1.78 Ha) and a further wooded bank of approximately 1.6 Acre (0.6 Ha), which is on a 999 year lease from The Railway Authorities, wonderfully encloses the front aspect of the farm.

### RIGHTS OF WAY

A Bridleway leads down the main drive, a footpath goes toward Chipping Camden and the Bridleway goes to Ebrington.





### SERVICES

Mains water, electricity and private drainage system. Oil fired central heating to the farmhouse. The Cottages and Wedding Barn/Function Room have electric heating. Telephone (subject to BT regulations). (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

### FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, cottage furniture, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: (01285) 623000. [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

### POSTCODE

GL55 6LJ

### TAX BANDS

Farmhouse – Band G  
The cottages are business rated.

### Viewing

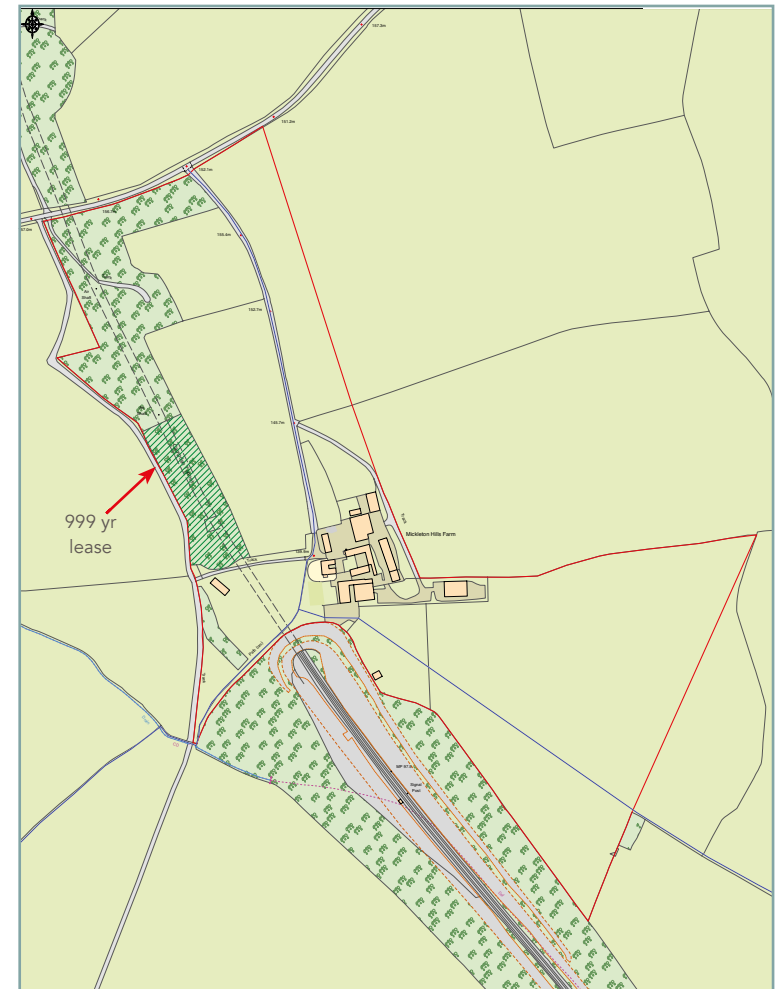
Please telephone Butler Sherborn, Stow on the Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [sophie@butlersherborn.co.uk](mailto:sophie@butlersherborn.co.uk)

### DIRECTIONS

Please contact Butler Sherborn for directions.

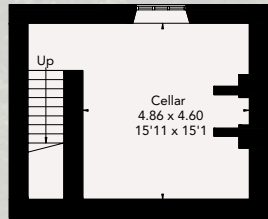
### Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken and particulars written: May 2016.

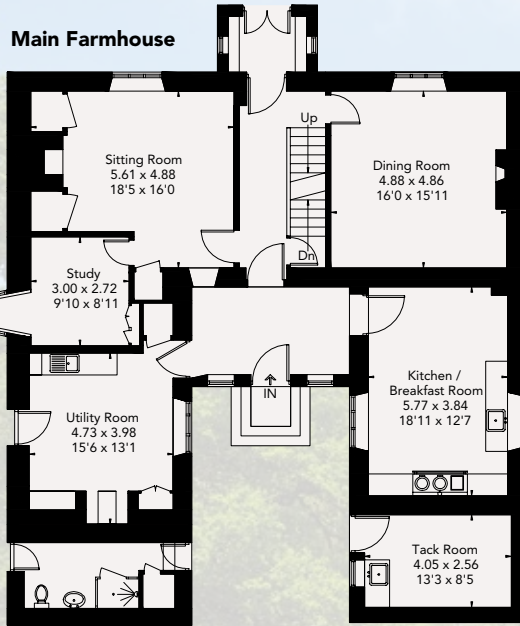


### Main Farmhouse

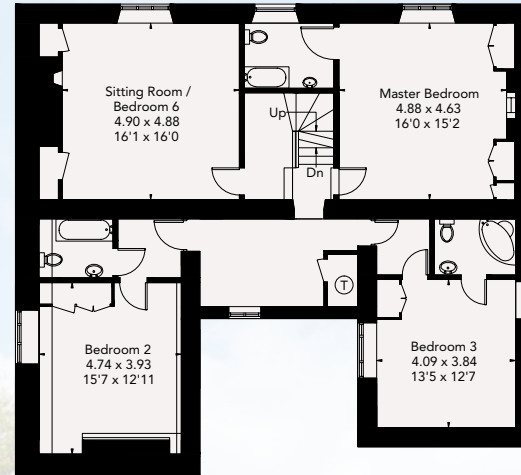
Approximate Gross Internal Area  
 = 357.3 sq m / 3845 sq ft  
 Cellar = 29.7 sq m / 320 sq ft  
 Total = 387 sq m / 4165 sq ft



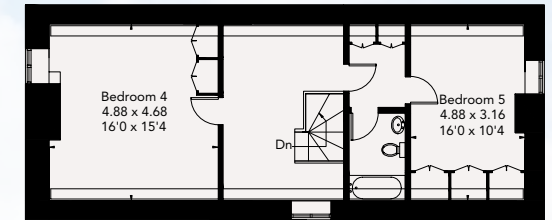
Cellar



Ground Floor



First Floor



Second Floor

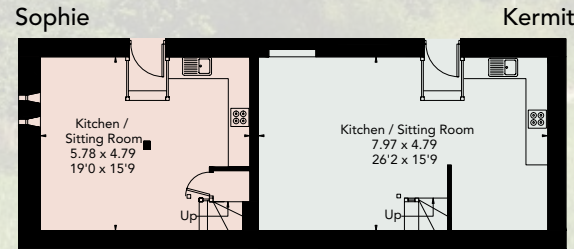


= Reduced headroom below 1.5m / 5'0"

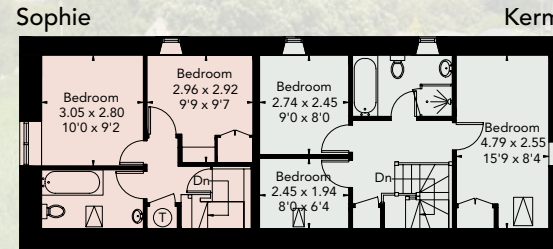
### Cottages

Approximate Gross Internal Area  
 Sophie = 55.9 sq m / 601 sq ft  
 Kermit = 76.6 sq m / 824 sq ft  
 Poppy = 82.3 sq m / 885 sq ft  
 Clover = 48.5 sq m / 522 sq ft  
 Total = 263.3 sq m / 2832 sq ft

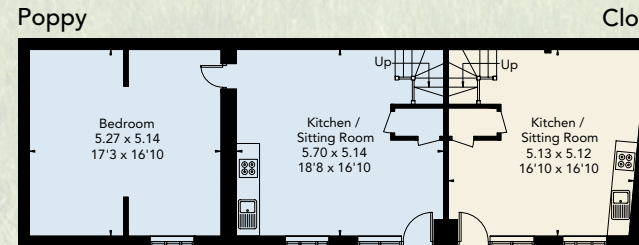
#### Cottages



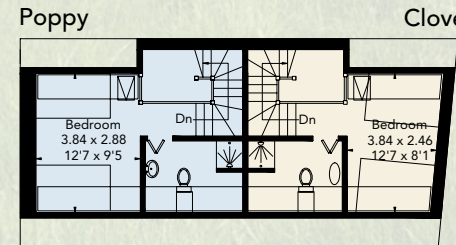
Ground Floor



First Floor



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 167291

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

