



Hollow Farm

Elmore, Gloucestershire

An attractive farm with charming farmhouse and extensive equestrian facilities, all within a ring fence with panoramic views across its own land

Hollow Farm, Elmore, Gloucestershire GL2 3SG

Gloucester 6 miles (trains to London Paddington from 1 hour 40 minutes), Cheltenham 14 miles, Bristol 33 miles, Birmingham 63 miles, London 115 miles, M5 (J12) 3 miles

Features:

A 17th-century unlisted detached farmhouse with four bedrooms overlooking its own land

Gated entrance, garden and tennis court

A detached single-storey two-bedroom cottage with two ensuite bathrooms

Extensive equestrian facilities including 40 stables, three tack rooms, indoor arena, outdoor manège, two lunge rings, turnout paddocks with water supply, horse walker, machinery store and feed stores

Grooms accommodation comprising two one-bedroom flats

Lake and mobile lake-side lodge

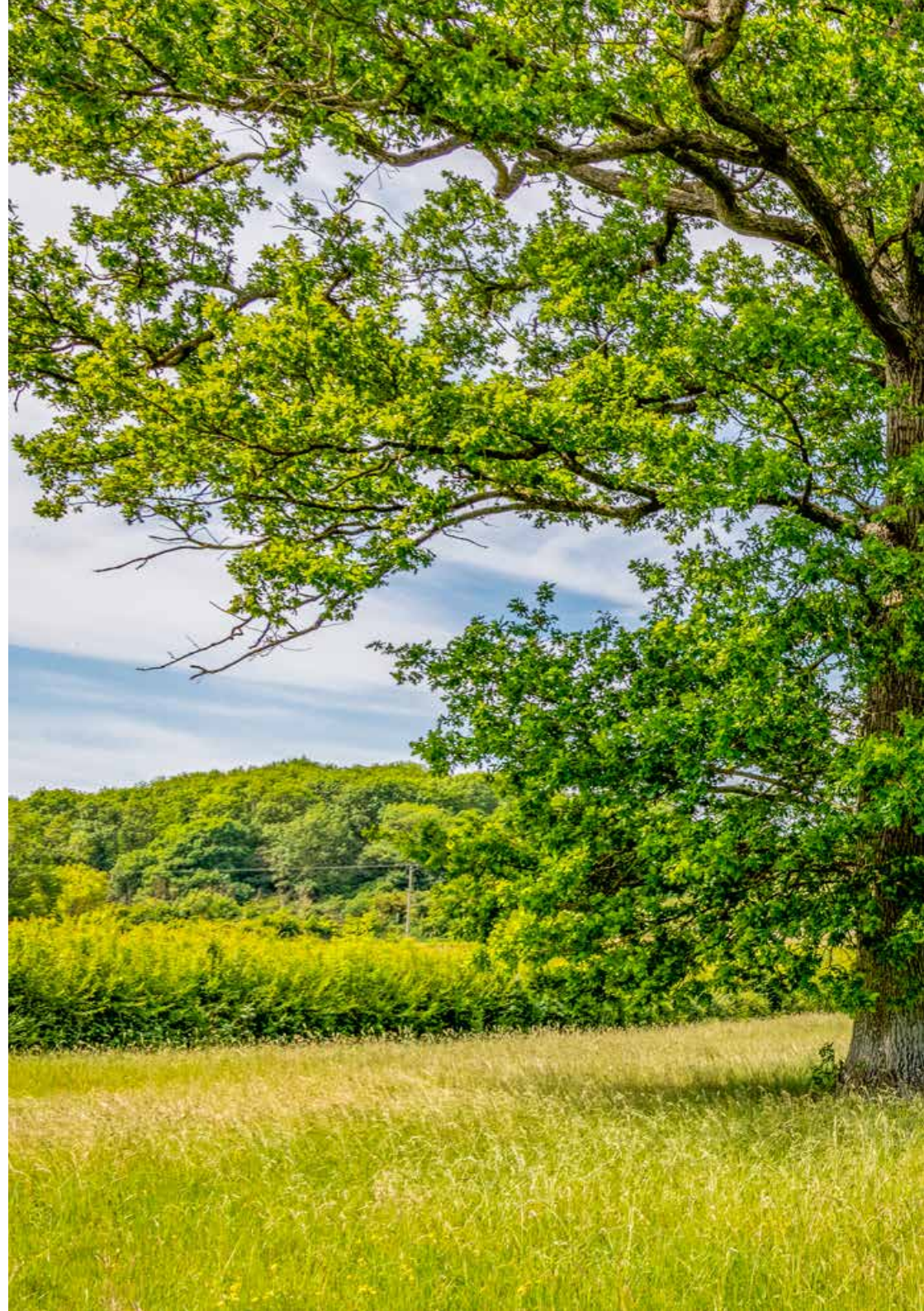
Gently undulating, productive grassland

Ancient and mixed woodland

Approximately 95 acres (38 ha) of pasture and 24 acres (9 ha) of woodland

About 123.41 acres (49.92 ha)

For sale as a whole







Situation

Hollow Farm enjoys a private position centred within a ring fence, with far reaching views across its own land and surrounding countryside, situated approximately 6 miles south-west of Gloucester. Hollow Farm is located south of the village of Elmore, between the River Severn and the Gloucester and Sharpness Canal. Close by is Elmore Court which dates back to the 13th Century and is a popular weddings and events venue.

This sought-after location blends the tranquillity of rural life with the convenience of town proximity. Hollow Farm benefits from excellent connectivity to the M5, offering good access to regional hubs and a wide range of amenities. Nearby Cheltenham and Gloucester provide excellent shopping,

sporting, cultural and educational facilities, including some of the country's most respected schools and colleges such as Cheltenham College and Hartpury College. Train services from Gloucester and Stonehouse provide direct trains to London Paddington. The regional international airports of Birmingham and Bristol are easily accessible.

Equestrian enthusiasts can enjoy eventing and show jumping at nearby competition centres including Prestige Equestrian Centre, CCR Equestrian Centre and Hartpury College, along with horse racing at Cheltenham Racecourse. In addition, the network of quiet country lanes and bridlepaths surrounding Hollow Farm offer excellent opportunities for riding,

Hollow Farm

Centred within approximately 123 acres, Hollow Farm is a charming and well-appointed country property with impressive equestrian and residential facilities. The property is approached via a long private driveway with an automated gated entrance, discreetly set back from the lane. The farm is well positioned and benefits from far reaching views from the northern boundary across the Cotswolds Hills to the east and Wales to the west. The farm is currently a wonderful family home with extensive equestrian facility but could also be utilised for other purposes such as agricultural or leisure (subject to planning).

Hollow Farmhouse

Hollow Farmhouse is an attractive period farmhouse, dating back to the 17th century, of stone and timber framed construction and brick inserts under a tiled roof. The accommodation is arranged over two floors and extends to approximately 2,661 sq ft of living accommodation and benefits from panoramic views over its own land. The farmhouse provides modern living throughout, whilst retaining the traditional features and charm including stone fireplaces, timber beams, and flag stone floors.

The front door is positioned beneath an oak-framed porch, opening into the main entrance hall with traditional timber beams. This leads to an inviting family kitchen and dining area complete

with AGA. Adjacent to the kitchen is a utility room and boot room. A door provides access directly out on to the garden to the rear of the house. There are two well-proportioned receptions rooms accessed from the entrance hall, comprising the sitting room with a large traditional fireplace with woodburner and a family room with bi-folding doors that open onto a west-facing terrace, ideal for outside dining and entertaining. From the family room is a useful space currently utilised as a utility and laundry room.

On the first floor is the principal bedroom which benefits from an en-suite. A further bedroom features a private roof terrace enjoying views over the garden and neighbouring paddocks. There are two additional good sized bedrooms, one with an en-suite and exposed feature timber beams. A large family bathroom completes the first floor.

Gardens and grounds border the house to the north and western elevations and are currently laid to lawn, interspersed with mature shrubs and trees. To the front, a parkland-style garden enclosed by metal estate fencing frames the house and enjoys uninterrupted rural views. A tennis court is situated to the north of the garden. To the front of the house, a spacious gravelled area allows for ample parking.

The farmhouse has the potential to be extended to the rear providing further accommodation, if required (subject to the necessary planning consents).



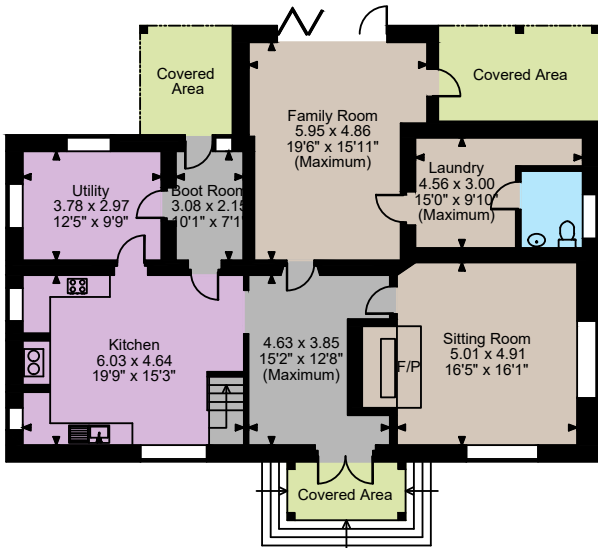
*Floorplans for Hollow Farm,
Elmore, Gloucestershire GL2 3SG*

Approximate Gross Internal Area*: Balcony & Covered Area (External): 671 sq ft / 62 sq m
House: 2,661 sq ft / 247 sq m Total Internal Area: 7,738 sq ft / 719 sq m

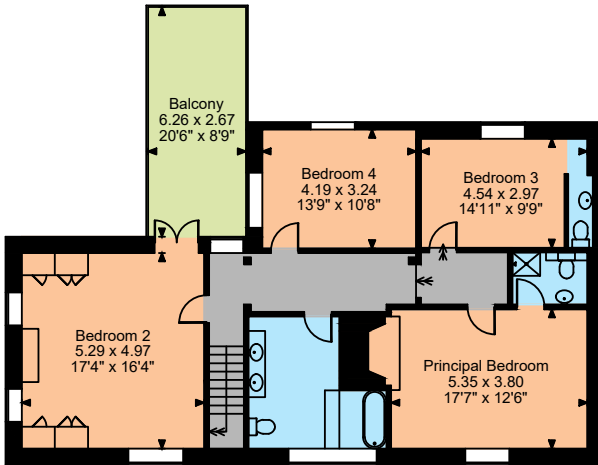
Cottage: 609 sq ft / 57 sq m
Yard Flat: 1,225 sq ft / 114 sq m

Illustration for identification purposes only. Not to scale.

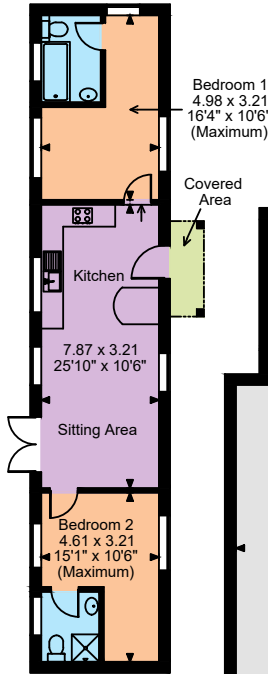
Stable Flat: 745 sq ft / 69 sq m
Stables & Barn: 2,498 sq ft / 232 sq m *As defined by RICS – Code of Measuring Practice.



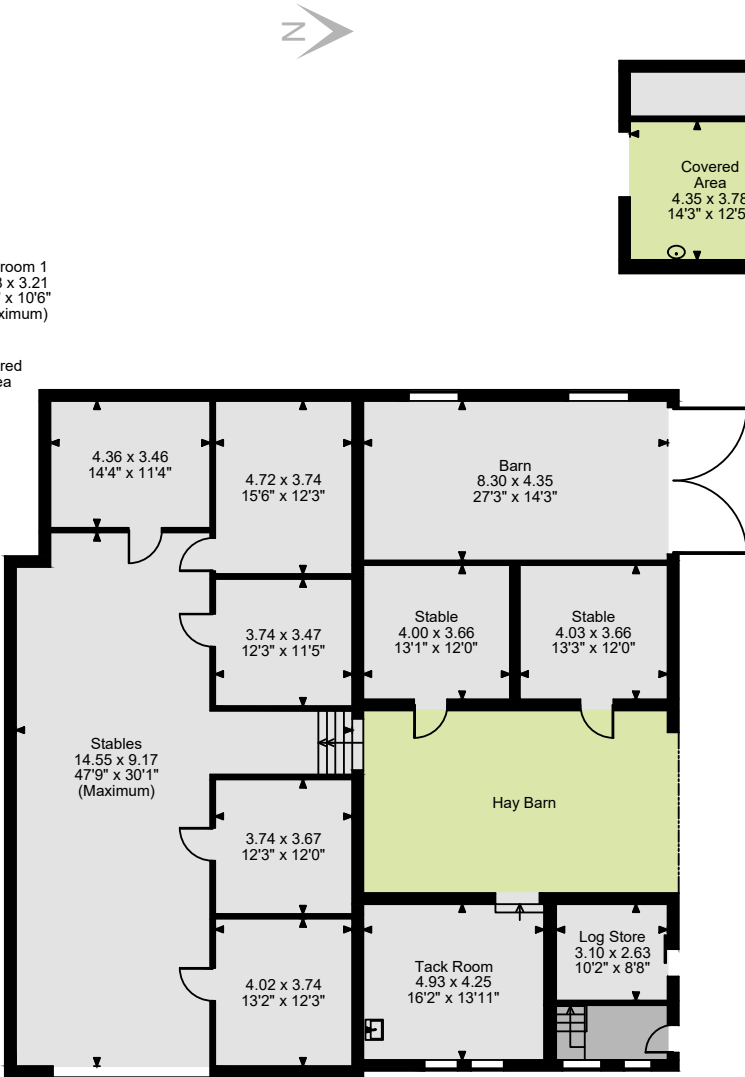
Hollow Farm House Ground Floor



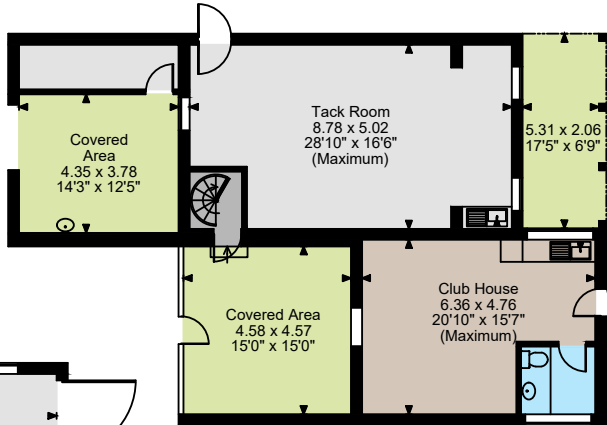
Hollow Farm House First Floor



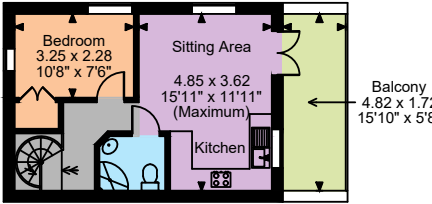
Hollow Farm Cottage



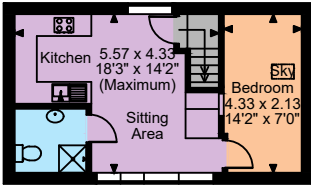
Stables & Barn



Yard Flat Ground Floor



Yard Flat



Stable Flat

Further Accommodation

There are three further residential properties at Hollow Farm which currently provide ancillary accommodation to the farmhouse and/or grooms/staff accommodation. They are as follows:

Hollow Farm Cottage

A single-storey, self-contained brick-built cottage with two-bedrooms, each with en suite, a kitchen/living area and a private garden, ideal for guests, staff, or extended family.

Stable Flat

A one-bedroom flat is situated above the tack room in the main stable block with a kitchen/living area and bathroom.

Yard Flat

A one bedroom flat is located on the main equestrian yard and benefits from its own parking, small garden and balcony.





Outbuildings and equestrian facilities

The equestrian facilities at Hollow Farm have been maintained to a high standard and enhanced by the current owners providing a set-up which could be used straight away by a new owner for a range of equestrian disciplines. Located to the south of the farmhouse is a yard, currently utilised for private use and includes; 7 stables, a tack room, store, workshop, and a one bedroom flat to the first floor. There is also a horse walker, lunge pen and turnout paddocks that are accessed directly from the yard.

Approached from the main drive, but with separate access from the house, is a comprehensive range of equestrian facilities, currently operating as a successful livery yard and has scope for both private or commercial use. The main features are 34 stables set out across two main yards. One yard comprises 16 internal stables within an American barn style set up with internal walk way and feed room. The second yard is an enclosed gated yard with 10 external timber stables (4 on skids), 3 internal stables with a secure tack room, locker room and feed room. There are a further 4 external stables located opposite the tack room. Opposite the main yard is a club house which benefits from a fitted modern kitchen facility and secure large tack room. Above is a groom's accommodation known as Yard Flat, comprising an open-plan kitchen and reception room, one bedroom, and one bathroom. Further facilities include; a lunge pen (25m diameter, all-weather surface), floodlit outdoor manège (60m x 25m) with an all-weather surface along with

mirrors, a small indoor arena, large covered storage barn with adjoining secure lock up and sand turnout pens. All paddocks surround the main equestrian facilities and are accessed via walkways for all weather turnout.

The equestrian facilities at Hollow Farm would appeal to equestrians for a range of disciplines, professional or amateur or alternatively could be re-purposed subject to necessary planning consents.

Land

Extending to approximately 95 acres of pasture, the land at Hollow Farm offers an attractive setting, surrounding the house and equestrian facilities. The paddocks close to the facilities have been utilised for horse grazing and are subdivided into smaller paddocks with post-and-rail and electric fencing with internal walkways and benefit from being connected to the mains water supply.

The remaining land is laid to productive pasture of Grade 3 land classification, ideal for longer term turnout and taking a crop of hay. The land to the south west of Hollow Farm is gently undulating with fantastic views across Gloucestershire and to The Wye Valley from the highest point of the farm.

A short walk from the house is a lake - an idyllic feature that enhances the landscape and supports an abundance of wildlife. There is a lake side mobile lodge with open plan kitchenette/living area, bedroom and bathroom.

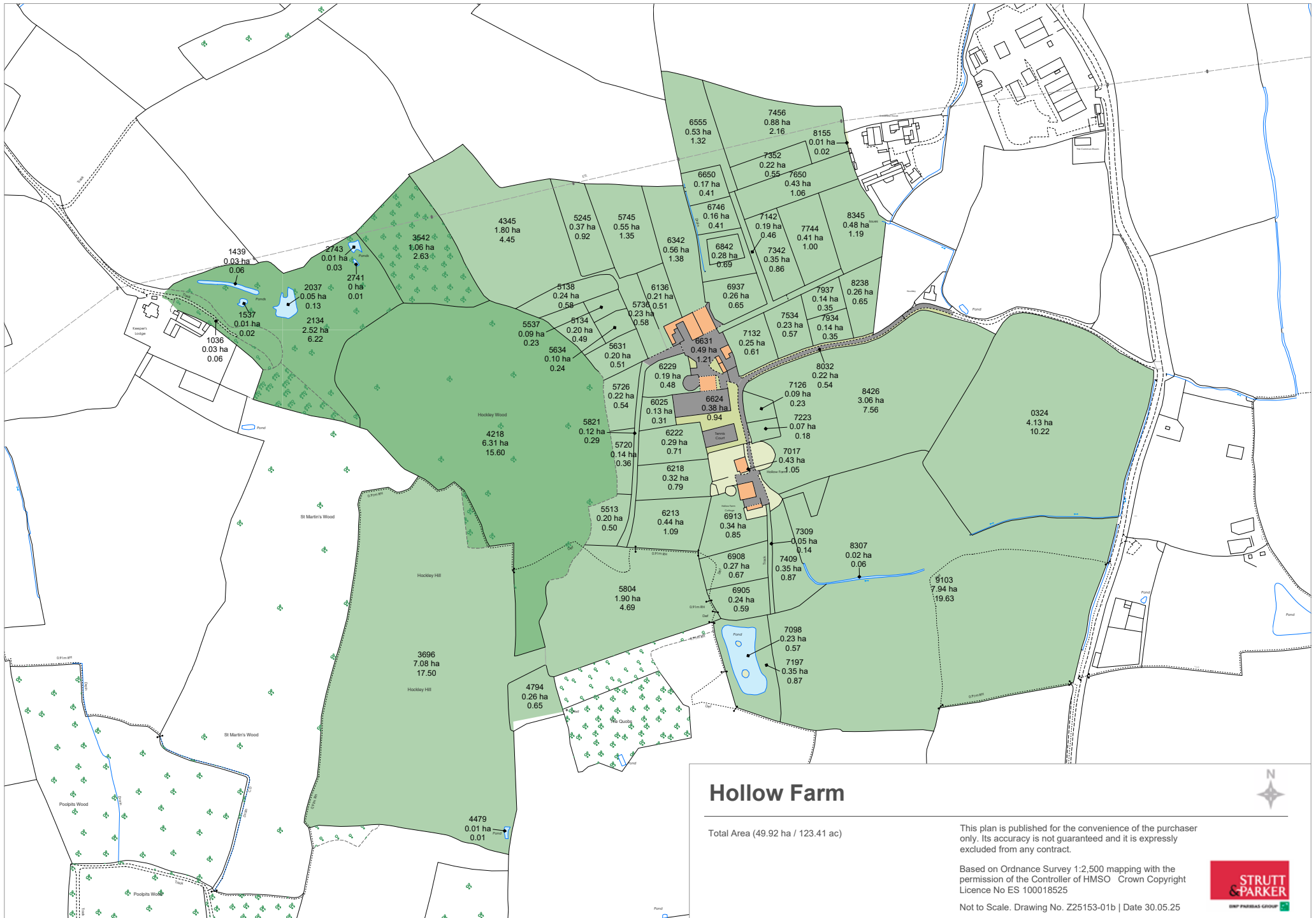
This area could be suited for alternative uses such as glamping, fishing, festivals and events (subject to obtaining necessary planning consents).

Woodland

The woodland at Hollow Farm is a recent addition to the farm and is known as Hockley Wood. The woodland extends to approximately 24 acres of attractive mixed, mature woodland and provides a superb natural boundary around the north west of the property. Hockley Wood has been designated as Ancient and Semi- Natural woodland.







General
Property Schedule:

Property	EPC Rating	Council Tax Band (2025/26)	Electricity	Water	Drainage	Heating
Hollow Farm House	F	F	Mains	Mains	Private	Combi-boiler
Hollow Farm Cottage	E	B	Mains	Mains	Private	Combi-boiler
Stable Flat	D	A	Mains	Mains	Private	Electric
Yard Flat / Club House	D	B	Mains	Mains	Private	Electric

Method of sale: Hollow Farm is offered for sale as a whole by private treaty.

Services: Hollow Farm is connected to mains water and electricity. The farm buildings at Hollow Farm are connected to a mains electricity supply. Drainage is to a private septic tank. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public footpaths crossing over the land at Hollow Farm. Further details are available from the vendor’s agent.

Sporting, timber and mineral rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Environmental Schemes & Grants: There are no environmental schemes at Hollow Farm.

Planning: The current owners have recently applied for a Certificate of Lawfulness in relation to three residential properties at Hollow Farm. Further details are available from the vendor’s agent. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Fixtures and fittings: All items usually regarded as fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. Farm machinery may be available by separate negotiation. Further details are available from the vendor’s agent.

Local authority: Stroud District Council (stroud.gov.uk)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Tanners Solicitors LLP, Lancaster House, Thomas Street, Cirencester, GL7 2AX

Postcode: GL2 3SG

what3words ///easy.detail.stamp

Guide Price: £2,900,000

Directions

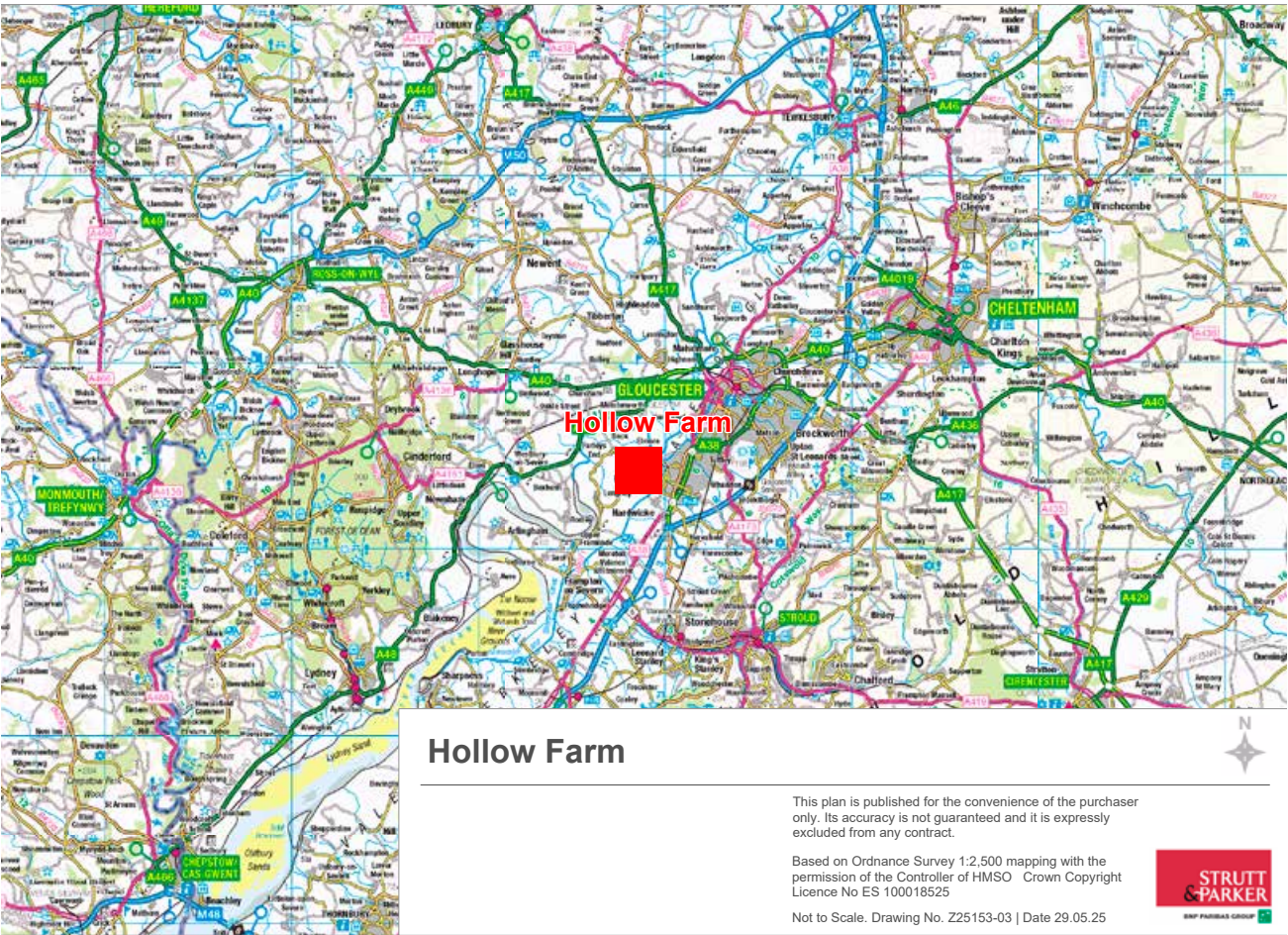
From Gloucester take the A38 towards Elmore, via the Elmore Lane. Turn left at the junction on the lane and the farm drive is on the right-hand side. From Quedgeley

and Hardwicke, cross over the Gloucester and Sharpness Canal at the Sellars Bridge past the Pilot Inn and continue on the road towards Elmore.

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewing

Strictly by confirmed appointment with the vendor’s agents, Strutt & Parker in Cirencester 07826 672139.



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