Lovers Hall Farm, Gloucestershire

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Nestled in one of Gloucestershire's most sought-after locations, this beautiful Cotswold retreat offers a rare blend of secluded privacy, mature gardens and expansive rural views. The property combines period character with modern comfort and sustainable energy capabilities.

Property description

Lovers Hall Farm is a highly individual and characterful property offering beautifully balanced family accommodation with exceptional views over the surrounding countryside.

The house is approached via a welcoming entry porch which leads into the principal reception rooms, immediately establishing the comfortable and well-proportioned nature of the accommodation.

At one end of the house is a well-appointed kitchen/breakfast room, arranged to provide both practical workspace and informal dining. Positioned adjacent to the kitchen is a formal dining room with fireplace, creating an excellent arrangement for both family life and entertaining.

A further reception room, currently used as a study, leads to a substantial double height sitting room, sympathetically converted from the original cow barn. The room benefits from excellent natural light, a large wood burning stove and double sliding doors leading out onto the garden.

A cloakroom completes the ground floor. Outside the kitchen is a utility room and two storage areas with stairs leading to loft spaces above.

First and second floor accommodation

The bedroom accommodation is arranged across the first and second floors, providing an excellent balance of privacy and versatility. All the rooms have magnificent views across the Painswick valley.

The principal bedroom benefits from an adjoining bathroom, creating a comfortable and private suite within the house.

Further bedrooms are well proportioned and served by a family bathroom and separate lavatory, making the property ideally suited to family or guests. Also on the first floor is a comfortable double with a triple aspect and built in storage.

The second floor provides two double bedrooms together with a substantial central playroom, offering flexible additional living space suitable for older children, hobbies, games or ancillary accommodation.

Outbuildings and equestrian facilities

A particularly significant feature of Lovers Hall Farm is the exceptional range of outbuildings, which considerably enhance the versatility and lifestyle appeal of the property.

Across the lawn from the house is a light-filled garden room, currently used as an artist's studio. Well-insulated with its own log burner and large sliding windows, this is an ideal space for working, with views across the garden.

Set away from the house is a substantial detached garage, together with numerous useful outbuildings including garden stores, machinery and mower sheds.

The stable yard comprises 4 loose boxes together with tack room, feed store, hay barn and cloakroom, creating a practical and well-arranged setup for those with equestrian interests.

Gardens and grounds

Lovers Hall Farm is set within approximately 15.87 acres comprising formal gardens, grounds and paddocks creating an outstanding lifestyle property ideally suited to equestrian or recreational use.

The well-established gardens surrounding the house provide an attractive outdoor living space. Lawns, flower beds, a pond, seating areas and a brick-built barbeque, make it ideal for outdoor entertaining.

5,116 sq ft (475.4 sq m)
4 bedrooms | 2 bathrooms
15.87 acres of gardens, paddocks and equestrian facilities

Offers In Excess Of £1,500,000

Beyond the formal gardens, there is an orchard planted with apples, cherries, pears and plums. The land extends into a series of paddocks and fields offering year-round grazing and recreational opportunities. For riders, there is a 40m x 20m all-weather floodlit arena and excellent hacking direct from the property.

The grounds provide a rare combination of practicality, privacy, and flexibility, while enjoying attractive outlooks across the surrounding countryside.

Situation

Lovers Hall Farm occupies a desirable rural position within the Cotswolds Area of Outstanding Natural Beauty, surrounded by rolling countryside while remaining conveniently positioned for access to nearby towns and communications.

The market towns of Stroud and Cirencester provide an excellent range of independent shops, cafés, restaurants, and leisure facilities, while Cheltenham offers more extensive cultural, educational, and retail amenities.

The area is particularly well regarded for schooling, with a number of highly respected state and independent schools including Beaudesert Park, Wycliffe College, Marling School, Stroud High School and Cheltenham College.

Transport links are excellent, with rail services available from Stroud reaching London Paddington in 1 hour 25 minutes. Road communications via the A419, A46 and M5 motorway network offer convenient access to Bristol, Cheltenham and the wider region.

The surrounding countryside provides extensive opportunities for walking, cycling, riding and other outdoor pursuits, making the property ideally suited to those seeking a balanced rural lifestyle.

Postcode region: GL6

Services

The current owners have substantially upgraded the energy efficiency of the property, installing ground source heating and 60 solar panels, discreetly placed away from the house, which provide 22kW and a Feed in Tariff agreement which last year earned £2000.

The farm has fibre broadband giving 350mbps with 1000mbps available. There are electric charging points for 2 cars

General

Tenure: Freehold
EPC Rating: D
Council Tax: Band G
Local Authority: Stroud District Council
Water: Severn Trent, mains drainage
Electricity: Octopus with FIT
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Approximate Floor Area = 238.2 sq m / 2563 sq ft
Loft Space = 53.5 sq m / 576 sq ft
Outbuildings = 174 sq m / 1873 sq ft
Total = 465.7 sq m / 5012 sq ft

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107306

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