



Tirley

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Withers Farm, Haw Bridge, Tirley, GL19 4HJ

You will not fail to fall for the romanticism of this characterful cottage with its beautiful gardens which extend down to the River Severn and its own boat mooring.

This is a C17 Grade II Listed black and white former farmhouse offering spacious and light accommodation throughout with the majority of the rooms, dual aspect, it retains many of its original features.

The accommodation briefly comprises of an entrance porch which leads into the welcoming hallway. To the right is a dual aspect lounge with log burner within an inglenook fireplace. To the left is a lovely farmhouse style kitchen with range style cooker, solid wood bespoke kitchen base units and shelving and a lovely flagstone floor. A door at the rear of the kitchen leads to a utility room which has a door out to the garden and houses the central heating boiler and has plumbing for a washing machine.

Adjacent is a study and completing the accommodation on the ground floor is a bathroom fitted with a panel bath, pedestal wash basin and low level wc.

On the first floor there are three bedrooms. The main bedroom benefitting from an ensuite shower room and walk in wardrobe.

An original steep staircase leads from the first floor to the second floor where there is much scope to further develop the property. Currently there are three interconnecting rooms, used as a home office and gym; and a further storage room.

Outside the whole garden plot is approximately 1/3 acre and is lushly planted with mature plants, shrubs and trees.



It is abundant with fruit trees – mulberry, plum, apple, medlar, quince, fig, apricot and walnut together blackcurrant, raspberry, loganberry and gooseberry bushes. There are lawns, a well, ornamental ponds, bothy, greenhouse, a productive vegetable garden and pathways that meander through past the formal garden to a wild flower section and on down to the stable block.

The stables have power and light and 2.7 kw solar panels with 68p FIT, which generates approx. £1,000-£1,200 per annum.

A gated driveway leads to the property and offers ample parking for several vehicles. Double gates at the bottom of the garden open onto a track which provides vehicle access. Across the track is a further section of garden which leads down to the River Severn. A floating pathway leads down to the mooring, which is a floating deck pontoon.

Situated alongside the River Severn the property has occasionally flooded caused by very heavy rainfall and run off from the fields and floodplain in front of the property – the river at the rear of the property does not break its bank and therefore the track to the houses is usually navigable. As the vendor explains, “it is a small price to pay for such tranquility” so much so that they are actually moving next door! Flood excess on the insurance is £250; annual premium £1025 pa.

Haw Bridge is a small hamlet within Tirley and located between Tewkesbury, Gloucester and Cheltenham providing excellent commuter links.

Ground Floor

Entrance Hall	
Lounge	16'10" x 12'9"
Kitchen/dining room	17'2" x 12'5"
Study	14'4" x 6"
Utility	16'2" x 6'1"
Bathroom	10'8" x 9'3"

First Floor

Bedroom 1	17'2" x 13'1"
Ensuite	8'10" x 3'8"
Bedroom 2	17'5" x 11'4"
Bedroom 3	14'8" x 8'10"max

Second Floor

Useable attic rooms

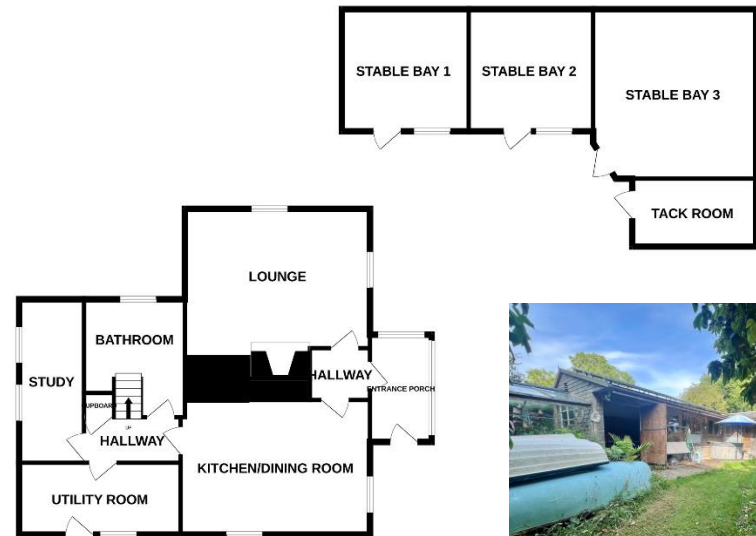
Outside

Timber garage	
3 bay stable block with tack room	
Bay 1	11'6" x 11'4"
Bay 2	11'6" x 11'4"
Bay 3	15'5" x 14'10"
Tack room	11'8" x 6'2"
Greenhouse	

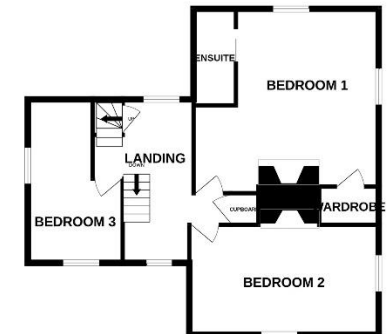
Oil Fired Central Heating
Septic Tank Drainage

Tewkesbury Borough Council Tax Band F

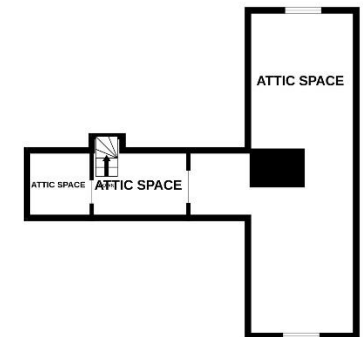
GROUND FLOOR



1ST FLOOR



2ND FLOOR



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Guide Price £500,000

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