



**HAYLANDS END, GOLDEN VALLEY, NR NEWENT,
GLOUCESTERSHIRE. GL18 1HN**

A Well Presented Farmhouse, With Range of Outbuildings in Rural Location.

- Entrance hall
- Kitchen/breakfast room
- Sitting room, Study
- Master bedroom with en suite
- 2 further bedrooms both with en suite
- Cloakroom, utility.

- Range of Agricultural outbuildings, ideal for youngstock.
- Oak four bay open garage
- 4 stables with hay store
- 20m x 60m arena
- Planning permission for stables & indoor arena.
- Gardens and pastureland to approx. 26.7 acres

Outside

- Red brick former Cider shed with potential for annexe.

SITUATION

Newent 2.2 miles, Hartpury 4.5 miles, Gloucester 8 miles, Ledbury 11 miles, Ross-on-Wye 11.5 miles, Cheltenham 15.5 miles, Bristol 42 miles, Birmingham 66 miles.

Road Links: M50 (Jct 3) 10 miles, M5 (Jct 11) 16 miles.

Trains: Cheltenham, Gloucester both 2 hours to London

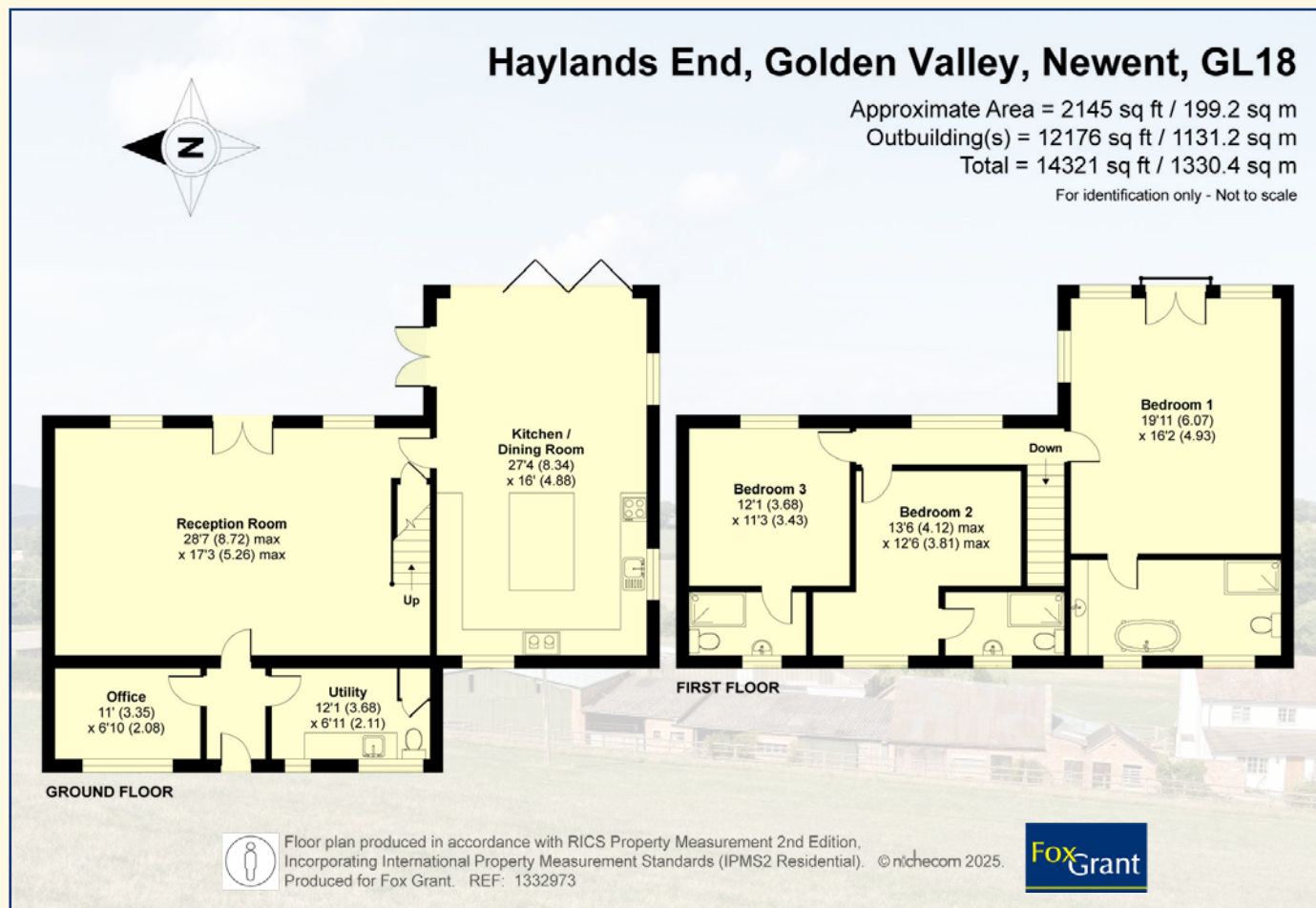
International Airports: Birmingham Airport 64 miles, Bristol 55 miles.

Haylands End occupies an idyllic rural yet accessible location in the village of Upleadon, located near to the historic market town of Newent. The area offers a sought after rural quality of life combined with good road links to the rest of the country. Being well situated for both the M50 and M5, which provides good access to South Wales, Bristol and the West Country or Birmingham and the North. The A417 & A40 are also close by giving quick access to Swindon & M4.

Local Amenities The market town of Newent offers a good range of shops and services, including a bank, library and health centre. Further amenities including theatres, restaurants and shopping are available nearby in Cheltenham and Gloucester.

Education An excellent range of both public and private schools in the area with primary school education at Hartpury and Newent. A variety of private schools including Cheltenham Ladies College, King's School Gloucester, Malvern College and St James Malvern. For independents see www.isc.co.uk and for state school information see www.gloucestershire.gov.uk/education-and-learning/find-a-school

Local, Sporting & Recreational The area is synonymous within the equestrian industry and Haylands End is located just 4.5 miles from Hartpury College, which is host to a variety of National and International events. Excellent outriding and number of local studs and high calibre competition yards including dressage riders Carl Hester, along with Show Producer Claire Oliver have encouraged good quality support services to prosper in the area. Moores Farm Equestrian Centre (8 miles) offering regular competitions and Cheltenham racecourse is also within a 30 minute drive. Other facilities including racing at Hereford, Worcester and Chepstow, hunting is with the Ledbury and Cotswold Vale Farmers. Further local equestrian centres within easy driving distance: Allenshill, Burrows Court, David Broome Centre, Summerhouse Equestrian, Talland and Three Counties Showground. Golf is at Ross-on-Wye, Puckrup and Tewkesbury. Walking and cycling are well catered for in the Forest of Dean and the Malvern Hills.





HAYLANDS END

Haylands End is a detached period farmhouse that has been updated to high standard to offer spacious family living over two floors. Most of the rooms benefit from exposed beams with the ground floor having stone tiles throughout, all the rooms are light and spacious with views across open countryside.

The entrance hall leads to the living room with woodburner & patio doors on to the terrace. Steps lead up into the kitchen/breakfast room, which is fully fitted with Aga, breakfast bar and dining area. On the first floor Master bedroom with en suite and double doors with "Juliette Balcony" with two further double bedrooms, with en suites. From the entrance hall doors lead off to the study and cloakroom.

The property is approached via a private shared driveway with parking to the front of the house with double oak frame carport to the one side. Next to the house is the former cider shed, which would lend itself to being an annexe (subject to planning). There is a shed currently used for storage and workshop. There is a substantial range of agricultural outbuildings with a couple of the barns set up with pens for youngstock, with fodder stores and stables. Beyond the buildings is a further gated entrance leading into ample parking for lorries. The 20m x 60m arena is to the side.

To the rear of the house is the garden with walled garden sun terrace and mature trees and shrubs, beyond there is paddock, with the remainder of the land sweeping to the side and rear of the property. The land is a mixture of level pasture, rising to the north side, fenced, and surrounded by natural hedging. The upper fields have been used by the current owners as a productive source of hay. In recent years the property has been used as a stud and home to young dressage stock.

PLANNING PERMISSION:

In 2013 planning permission was granted for demolition of existing farm buildings and replacement with stables and indoor arena, together with change of use for the site from agricultural use to equestrian. Ref P1263/13/FUL.

On behalf of the owners and with the appropriate consultations they have produced further plans to increase the scope of existing planning to include a 60 x 20 indoor arena and grooms accommodation.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority: Forest of Dean Council. Tel: 01594 810000

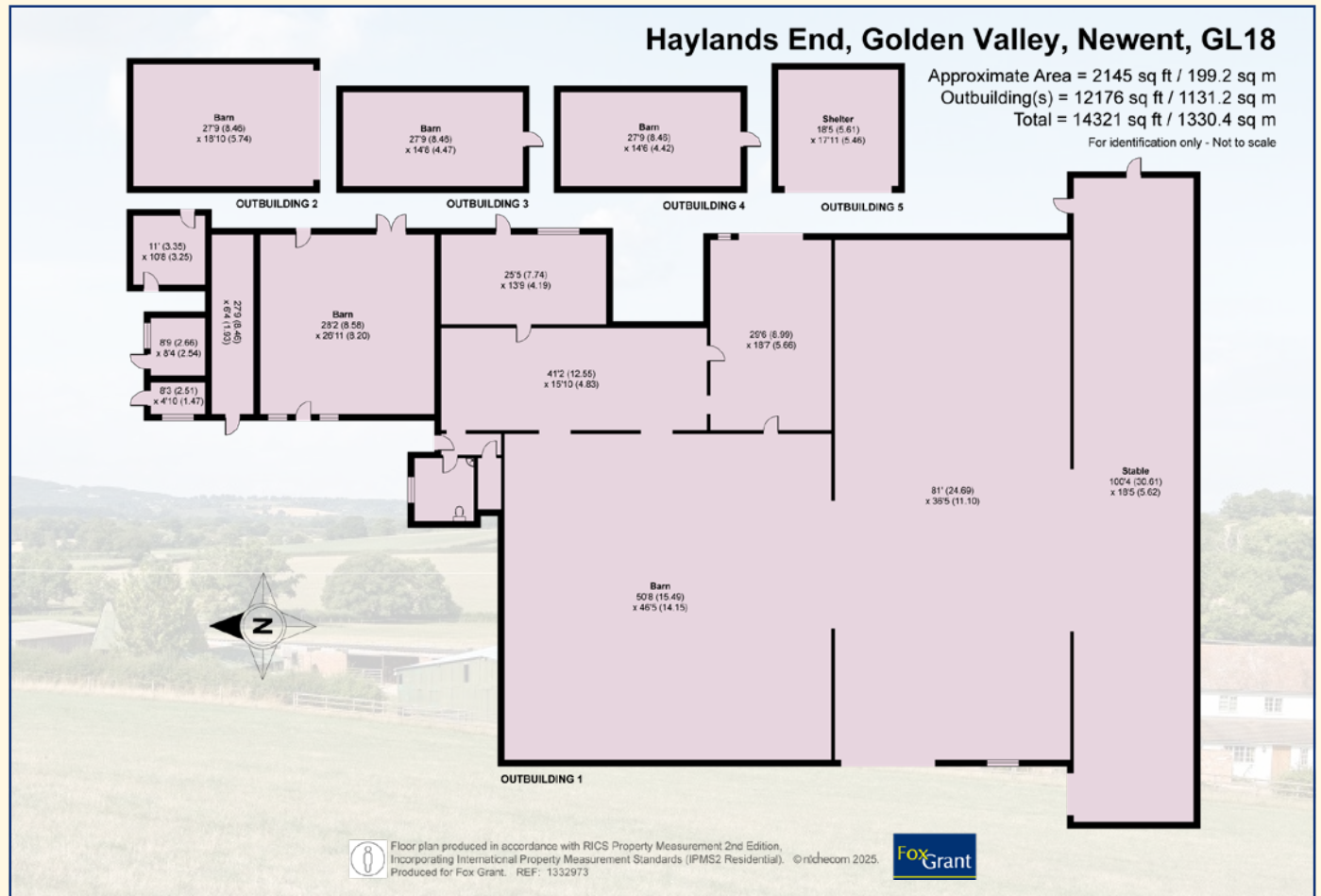
Council Tax House Band E - £2766.46 (2025/26)

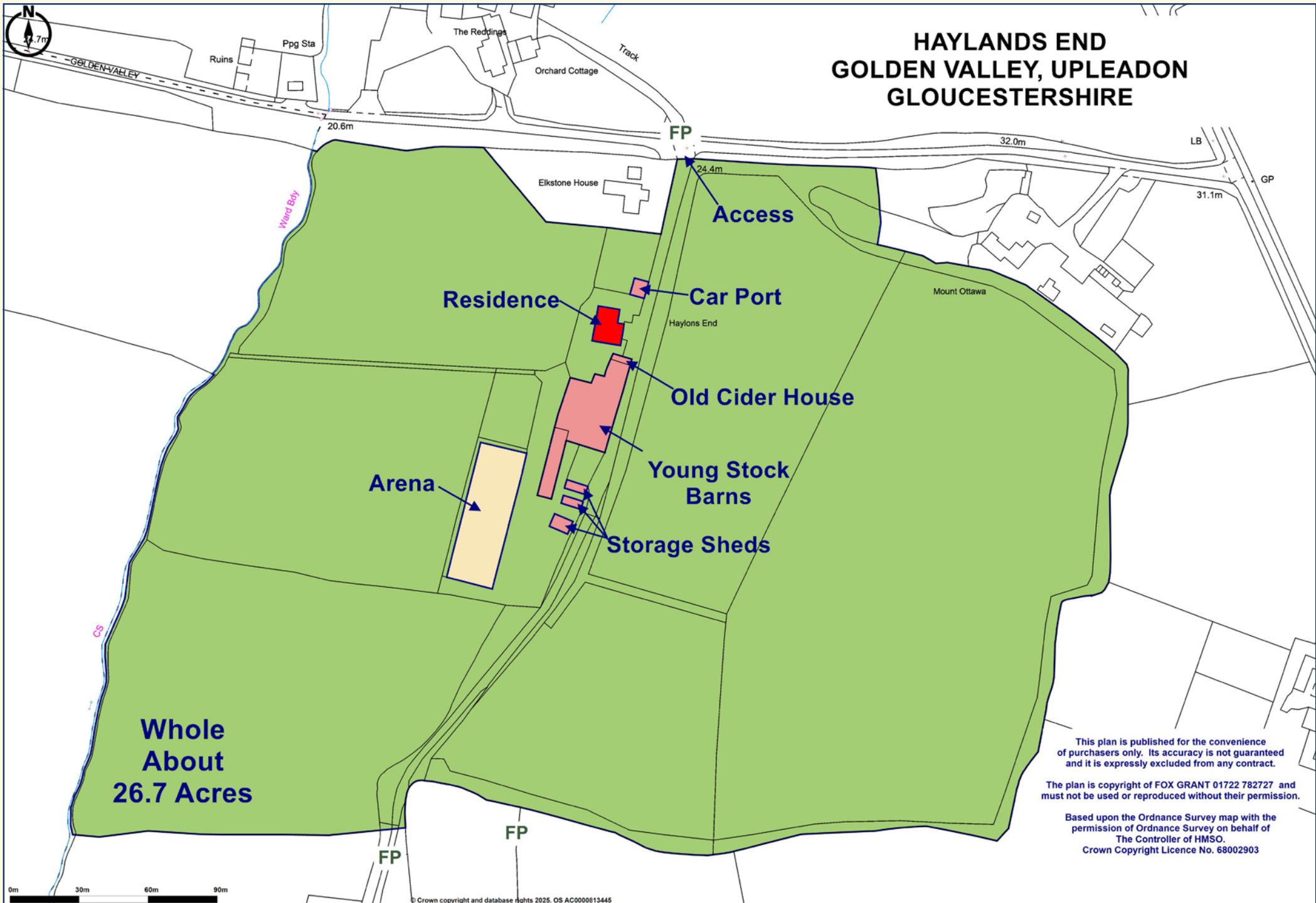
Services Mains electricity, water & drainage. Oil fired central heating.

Fixtures & Fittings Unless mentioned specifically by separate negotiation.

Tenure Freehold with vacant possession.

Driveway The neighbours have legal right of access over drive to their farm.





VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email liz@foxgrant.com



Liz Langford



William
Fox Grant

Fox
Grant

**HAYLANDS END
GL18 1HN**

DIRECTIONS

Postcode: **GL18 1HN**

From Gloucester, take the A40 towards Ross-on-Wye and after a short distance turn right on to the B4215 signposted to Newent. Proceed on the B4215 for about 3.5 miles and take the right turn signposted to Hartpury and Upleadon. Proceed along this road for about 1.5 miles and take turning left signposted "Golden Valley". The entrance to Haylands End is a short distance on left hand side.

From the M50 (J3) head east on the B4221 to Newent. At the cross roads on the outskirts of Newent, proceed straight over on the B4215 towards Gloucester. Continue on the B4215 for about 2.5 miles and take the left turn signposted to Hartpury and Upleadon. Proceed along this road for about 1.5 miles and take turning left signposted "Golden Valley". The entrance to Haylands End is a short distance on left hand side.

WHAT3WORDS

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& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

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