

# Astmans Farm

Longney, Gloucestershire, GL2 3SW



**BRUTON  
KNOWLES**

- Beautiful Barn Conversion
- Picturesque Rural Location
- Set in 2.96 acres to include a traditional orchard and paddock land

**For Sale**

[brutonknowles.co.uk](https://brutonknowles.co.uk)



# Astmans Farm, Longney, Gloucestershire, GL2 3SW

Guide Price £600,000 **Freehold**



## Introduction

The property is situated in the tranquil rural village of Longney, surrounded by open countryside and located just a short drive from Gloucester City Centre.

The property is ideally located just a short drive from the A38, providing easy access to Junction 12 of the M5 motorway, which connects directly to Bristol, Cheltenham, and Birmingham.

Astmans Farm is a semi-detached barn conversion with the benefit of traditional agricultural buildings and 2.96 acres of land including traditional orchards.



# Astmans Farm, Longney, Gloucestershire, GL2 3SW

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## Location

The property is situated in Longney, to the south west of Gloucester City Centre. The property is located off a single-track lane, in a rural location, surrounded by open countryside.

The property is ideally located just a short drive from the A38, providing easy access to Junction 12 of the M5 motorway, which connects directly to Bristol, Cheltenham, and Birmingham.

## Description

Astmans Farm is a characterful semi-detached barn conversion offering generously proportioned living accommodation with a wealth of original features. Set within approximately 2.96 acres, the grounds include traditional orchards and natural ponds, creating a peaceful rural setting. The property also benefits from a spacious double garage. Access to the property is via a private driveway, over which the neighbouring property enjoys a right of way. There are two public footpaths crossing the property.

The accommodation is laid out over two storeys, with the ground floor consisting of: the kitchen, utility room and sitting/dinning room with glass doors to the garden. The second floor comprises of; master bedroom with a fitted and walk in wardrobe and en-suite, four further bedrooms (three benefit from fitted wardrobes), a large mezzanine study/library and family bathroom.

## Planning

The property is situated within Stroud District Council.

The property benefits from planning permission to convert the calf sheds into a studio ancillary to the residential dwelling. (ref S.21/2588/FUL)

## Services

We understand the property is connected to mains water and electricity, with a private septic tank and an air source heat pump. The cooker is supplied with bottled gas.

We have not carried out any tests regarding the services and would advise any potential purchaser should undertake their own searches in this regard.

## Tenure

Freehold with Vacant Possession

## Method of Sale

The property is for sale by way of Private Treaty. In the event of high levels of interest 'Best and Final' offers will be invited.

Offers should be submitted to the sole selling agents, in writing addressed to:

Ellie Isaac, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 3NF or by email [ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)

## Council Tax

The Council Tax Band is E (£2,784 per annum)

## Environmental Schemes

The land is subject to an existing Environmental Stewardship Agreement, which runs until 2027. Any part-year payments received in the year of completion will not be apportioned, and the purchaser will be required to comply with the terms of the agreement for the full calendar year in which completion occurs.

Further details of the agreement are available on request.

## Sale Plan and Boundaries

The boundaries are assumed to be correct. The sale plan, photographs, and ordnance survey extract have been provided for guidance only.

## Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

## Energy performance certificate

The property has an energy rating of B (83)

## Legal Costs

Each party is responsible for their own legal and professional fees.

## Overage Clause

There is no overage clause proposed as part of the sale.

## Viewing

Viewings are strictly by appointment with the sole selling agents, Bruton Knowles.

**Health and Safety for Viewers** - Given the potential hazards of livestock, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing.

## Subject to Contract June 2025

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **May 2025**.



## Astmans Farm, Longney, Gloucestershire

Approximate IPMS2 Floor Area

House 202 sq metres / 2174 sq feet

Garage / Workshop 54 sq metres / 581 sq feet

Total 256 sq metres / 2755 sq feet

Simply Plans Ltd © 2025

07890 327 241

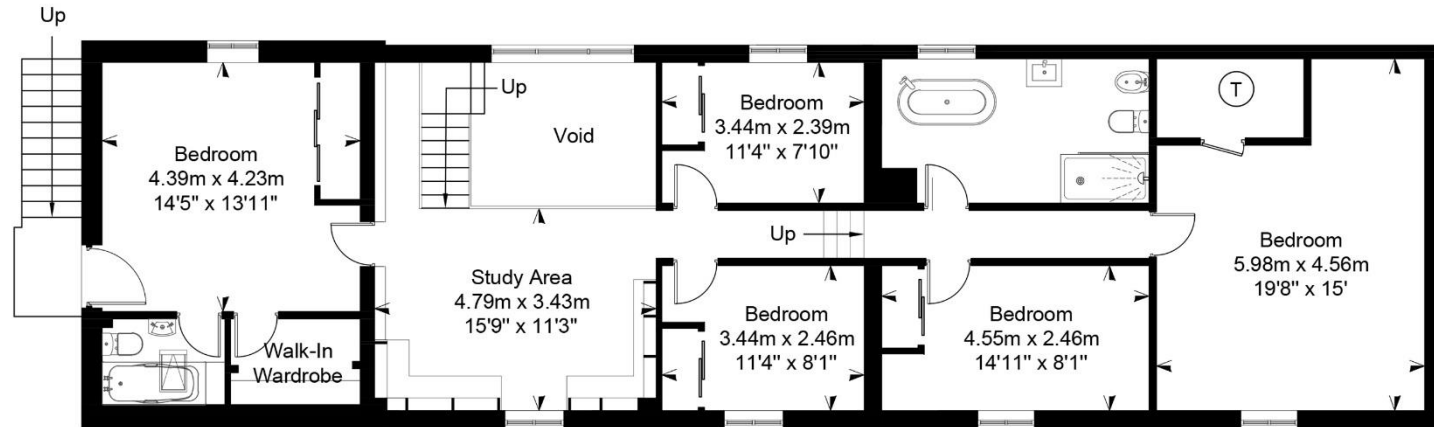
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This plan is for identification and guidance purposes only.

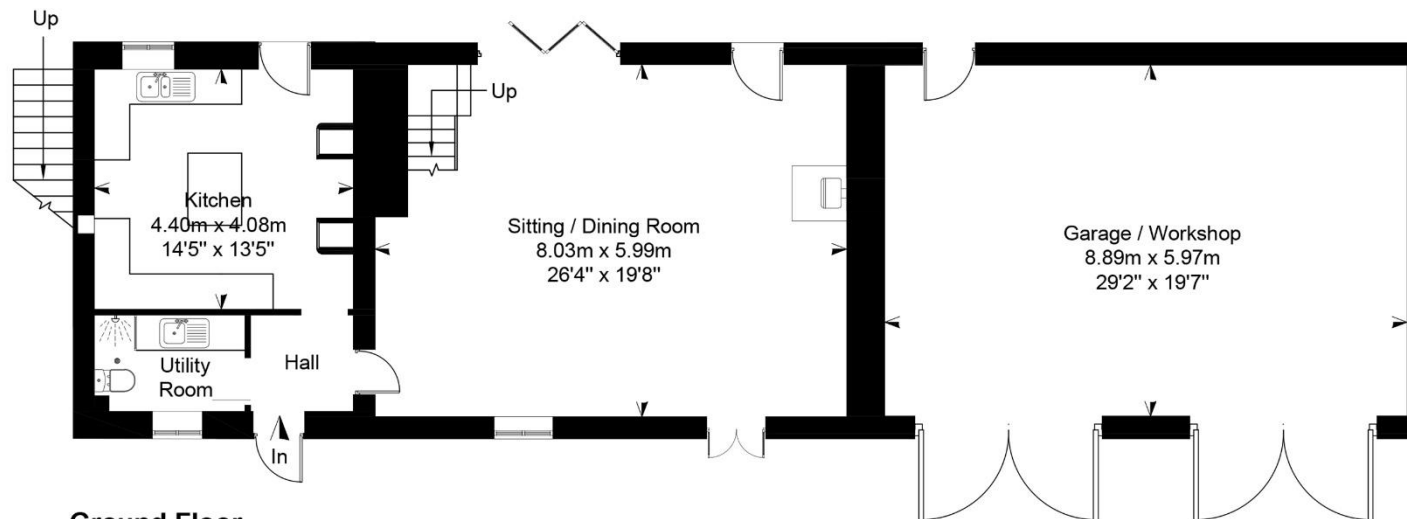
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



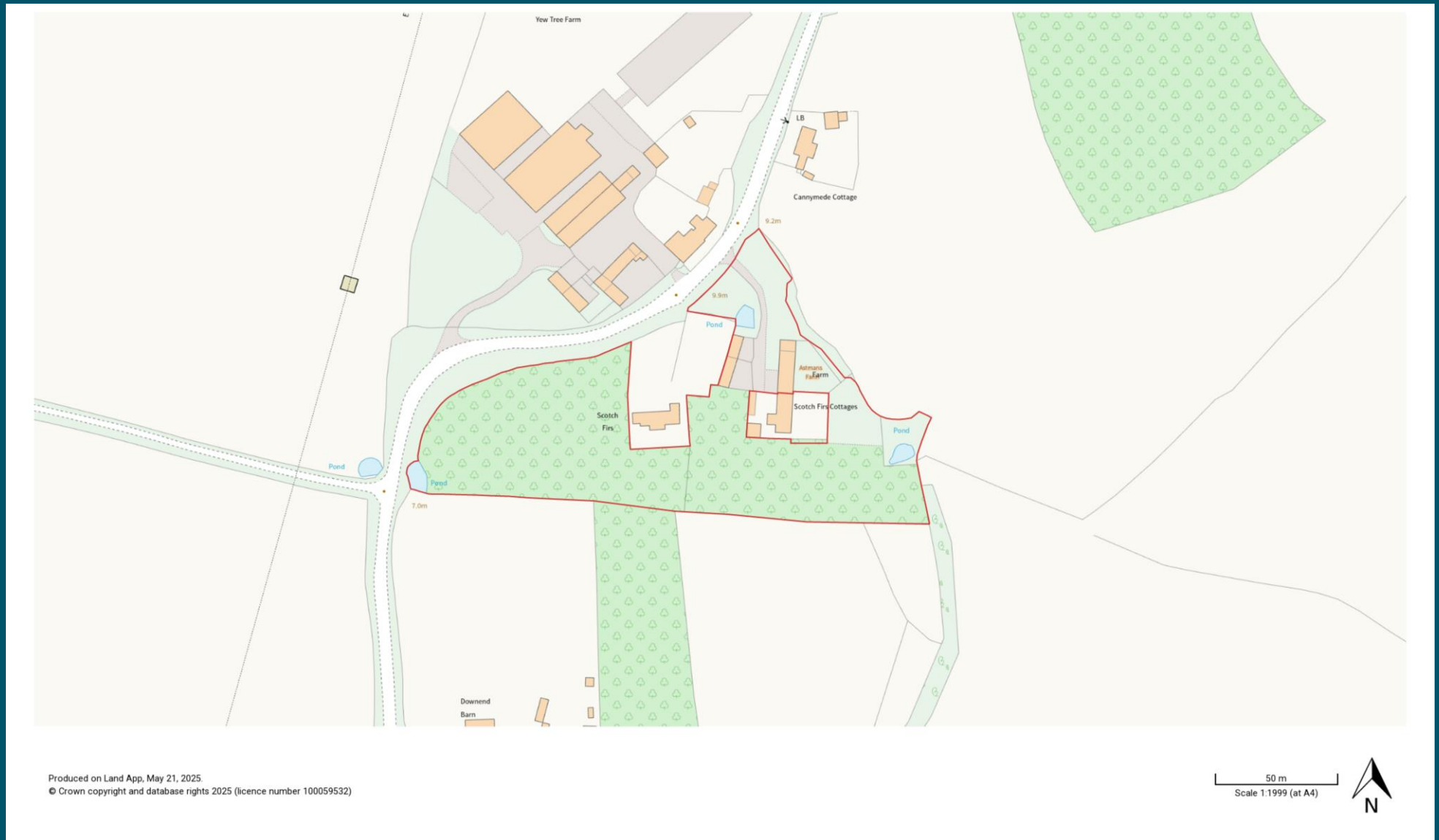
First Floor



Ground Floor

# Astmans Farm, Longley, Gloucestershire, GL2 3SW

Guide Price £600,000 Freehold



# Astmans Farm, Longney, Gloucestershire, GL2 3SW

Guide Price £600,000 Freehold



## Contact:

Ellie Isaac MRICS FAAV

Senior Rural Surveyor

T: 07849 800 739

E: [ellie.isaac@brutonknowles.co.uk](mailto:ellie.isaac@brutonknowles.co.uk)

## Gloucester office:

Olympus House, Olympus Park,  
Quedgeley, Gloucester, GL2 4NF

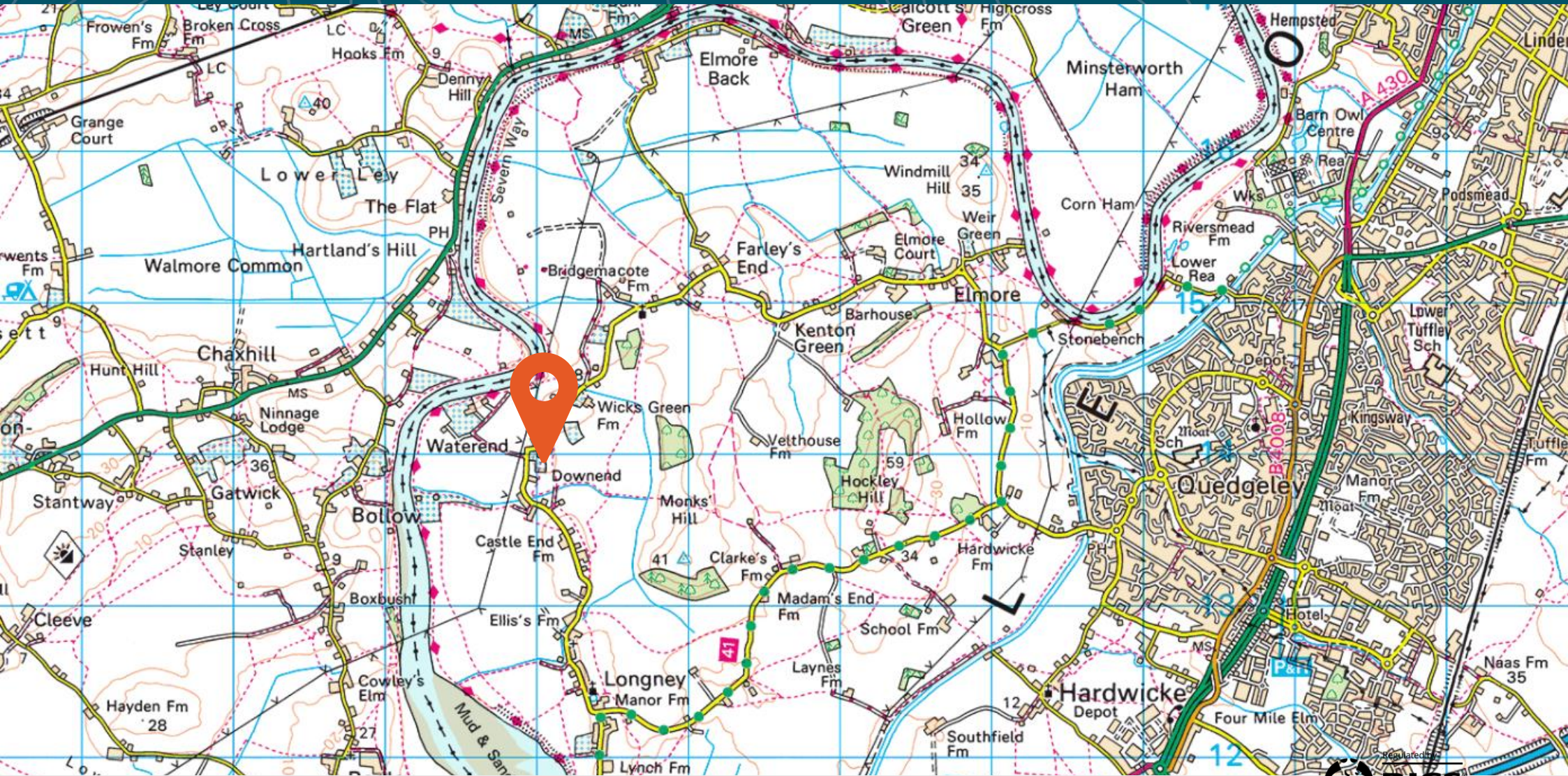
T: 01452 880000





# Astmans Farm, Longney, Gloucestershire, GL2 3SW

/// what3words [technical.puns.market](https://www.technical.puns.market)



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks on all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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