



# STAUNTON

Guide price **£825,000**



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# BEAULIEU FARM

Duke Of York Road, Gloucestershire GL16 8PB



Character six bedroom farmhouse  
Traditional features throughout  
Ample off road parking

This imposing detached six bedroomed traditional farmhouse house of immense charm and character with gardens a grounds of approximately 2.59 acres offers an idyllic oasis of peace and tranquillity and has been a much-loved and elegant family home for the present vendors for the last 19 years.

Its name comes from the French for 'beautiful place' and you can see why with its Idyllic location on a quiet country no through lane and surrounded by spectacular countryside and stunning walks.



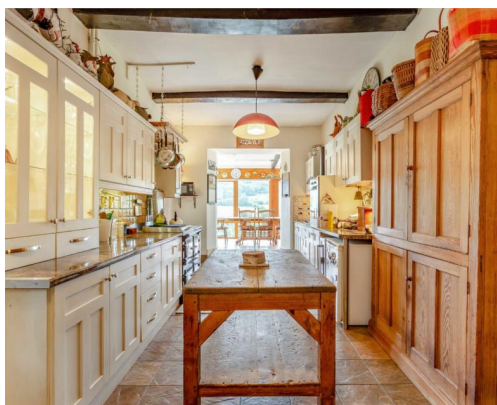


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### KEY FEATURES

- Substantial detached 6 bedroom traditional farmhouse
- Approximately 2.59 acres of gardens & grounds
- Close to Monmouth & Coleford
- Set on the edge of the Forest of Dean offering a wealth of outdoor pursuits
- Spectacular countryside views
- A short distance to the Wye Valley





# STEP INSIDE

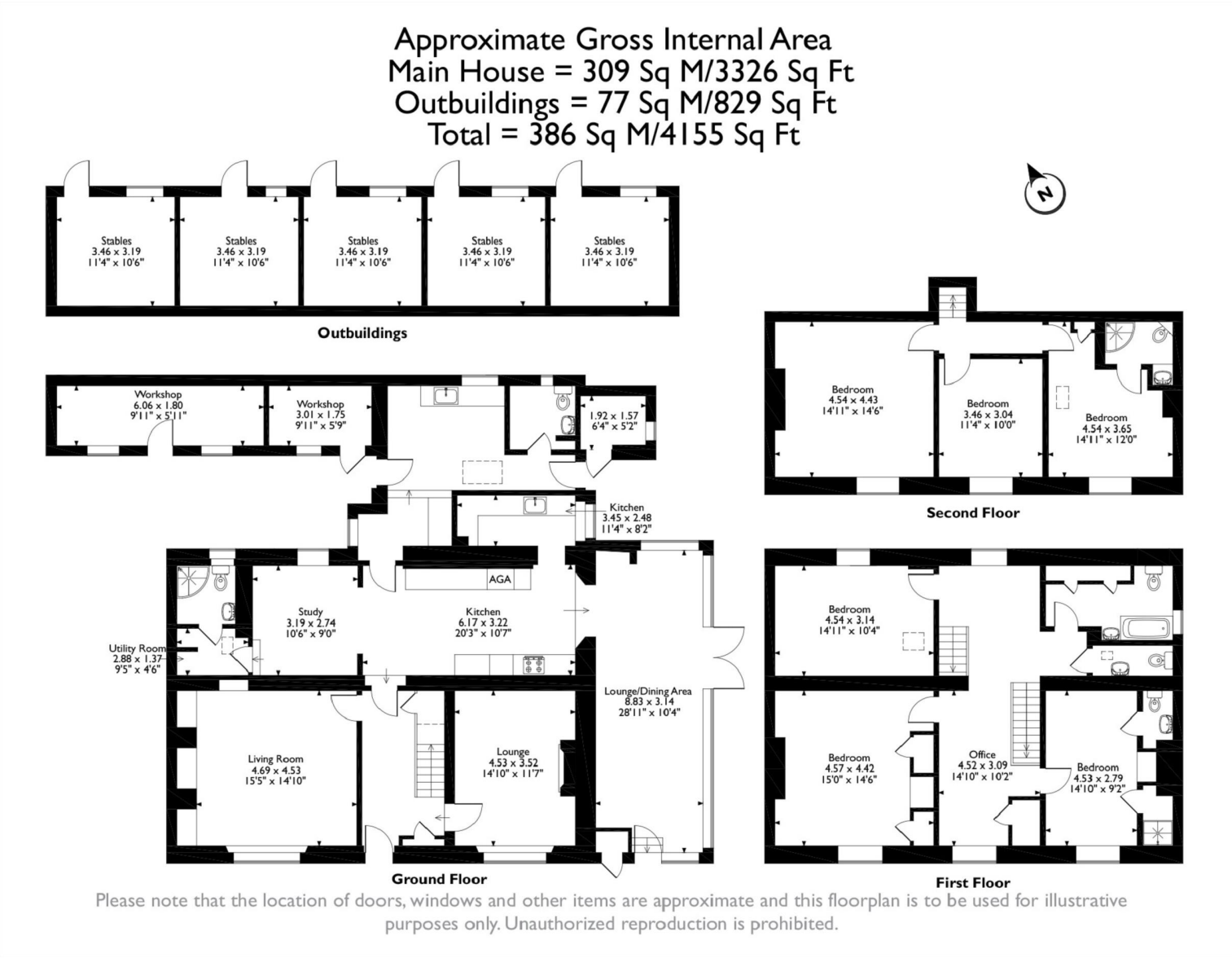


Nestled on the edge of the charming village of Staunton, a sought after village that stands on the western boundary of the Forest of Dean high above the Wye Valley on the English/Welsh borders between Monmouth and Coleford.

Within the village is a thriving local pub with more comprehensive facilities in Coleford and Monmouth to include a variety of independent shops, banks, building societies, Deli, butchers coffee shops, pharmacies, supermarkets (including M&S) leisure facilities, as well as a range of primary and secondary schools.

There are excellent road networks linking the midlands and south wales via Monmouth together with the Midlands and South Wales, with the M48/M4 at Chepstow for Bristol and London.

The vendors tell us they were first drawn to the property by the perfect location offering a beautiful family home in a peaceful and rural setting with great potential for working from home and the added bonus of a business opportunity with a Bed & Breakfast.





# STEP OUTSIDE



The property sits on a total plot of approximately 2.59 acres and benefits parking for numerous vehicles.

The front landscape gardens enjoys level lawns with well stocked borders and beds with an abundance of flowers, mature trees and shrubs and a veranda area which offers a great entertaining space perfect for al fresco dining or just a peaceful spot to sit and relax enjoying the myriad of local bird and wildlife that can be enjoyed come rain or shine.

There are large rear gardens, separate field which is currently home to horses and alpacas and five block stables currently home to chickens, along with two additional outbuildings and a food store.

## INFORMATION

Postcode: GL16 8PB

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: E







## DIRECTIONS

Pass through the village of Staunton heading towards Monmouth till you reach the Forest of Dean sign, take the next turn on the left-hand side signposted Duke Of York Road and continue along the road for approximately 0.3 miles where the property can be found on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	45	73
England & Wales	EU Directive 2002/91/EC	

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