



Wanswell Court

Berkeley, Gloucestershire

Carter Jonas



# Wanswell Court

## Wanswell

### Berkeley

#### GL13 9RT

A large medieval manor house, range of traditional and modern farm buildings with a moat and traditional orchard set in the middle of its own pasture and woodland.

Wanswell Court is an impressive manor house situated on the outskirts of Berkeley, boasting a rich history and architectural significance. This Grade I listed property is surrounded by a historic moat, which is designated as a Scheduled Monument. The property also features a mix of traditional and modern farm buildings, along with approximately 24.98 acres (10.11 ha) of fertile pasture and 3.28 acres (1.32 ha) of woodland and orchard offering both charm and functionality.

In all extending to 28.26 acres (11.43)

For sale by private treaty as a whole.

Carter Jonas



#### Property

This medieval manor house dates back to the mid 1400s and extends to approximately 8,446 sq.ft over three floors. The house is accompanied by a range of modern and traditional farm buildings, one of which is Grade II listed. The house and buildings are nestled in the centre of 28.26 acres (11.43 ha) of pasture and woodland.

#### Location

Wanswell Court is situated at the end of an impressive tree lined drive off Station Road, which connects the village of Wanswell with Abwell. Wanswell is 1.5 miles north of Berkeley and 6 miles west of Cam. The property is surrounded by picturesque rural landscapes which offer breathtaking views and easy access to nearby towns and villages such as Berkeley (1.5 miles), Dursley (6 miles), and Cam (6 miles).



Amenities

Wanswell Court is located a short distance from Berkeley, a historic market town in Gloucestershire, renowned for its rich heritage and picturesque setting. Dominated by the iconic Berkeley Castle, a medieval fortress with ties to the Norman Conquest, the town offers a blend of history and charm. Berkeley Castle is one of the oldest continuously inhabited castles in England, drawing visitors from far and wide.

Berkeley serves as a gateway to the stunning Cotswolds and the scenic Severn Estuary,

providing ample opportunities for outdoor activities such as walking, cycling, and birdwatching. The town boasts a variety of amenities, including a doctors' surgery, restaurants, pubs, and charming cafés, ensuring residents have access to essential services and leisure options.

Transportation links from Wanswell Court are excellent, with Junction 14 of the M5 motorway located approximately 6 miles away (about a 15-minute drive). This offers convenient north-south connections to

Gloucester, Bristol, and beyond. Mainline rail services are also accessible from Cam and Dursley Railway Station, roughly 7 miles from the property, providing regular trains to Bristol, Gloucester, and Cheltenham.

For families, early education is well-supported by the highly regarded Berkeley Primary School, located just 1.5 miles from the property. Secondary education options are exceptional, with schools such as Katherine Lady Berkeley's School in Wotton-under-Edge (10 miles away), The Castle

School in Thornbury (10 miles), and Rednock School in Dursley (6 miles). Additionally, for those seeking private education, Wycliffe College, Beadesert Park School, and Cheltenham College all have outstanding reputations.

Farmhouse

Upon entering Wanswell Court you are greeted by the Great Hall, the oldest part of the house, dating back to circa 1450-1460. This grand space sets the tone for the home, exuding historical charm and character. To the west of the Great Hall, you'll find the snug and living room. The snug, while one of the cosiest rooms on the ground floor, is adorned with exquisite wooden panelling that creates a warm, inviting atmosphere. In contrast, the living room is a spacious, light-filled, dual-aspect area, perfect for relaxation and gatherings. The original spiral staircase, a charming feature of the property, is located at the rear of the living room.

Both the dining room and kitchen are accessible from the Great Hall and are generously proportioned, making them ideal for entertaining. The dining room, alongside the Great Hall, boasts stunning cinquefoil windows that enhance the aesthetic appeal and grandeur of the space.

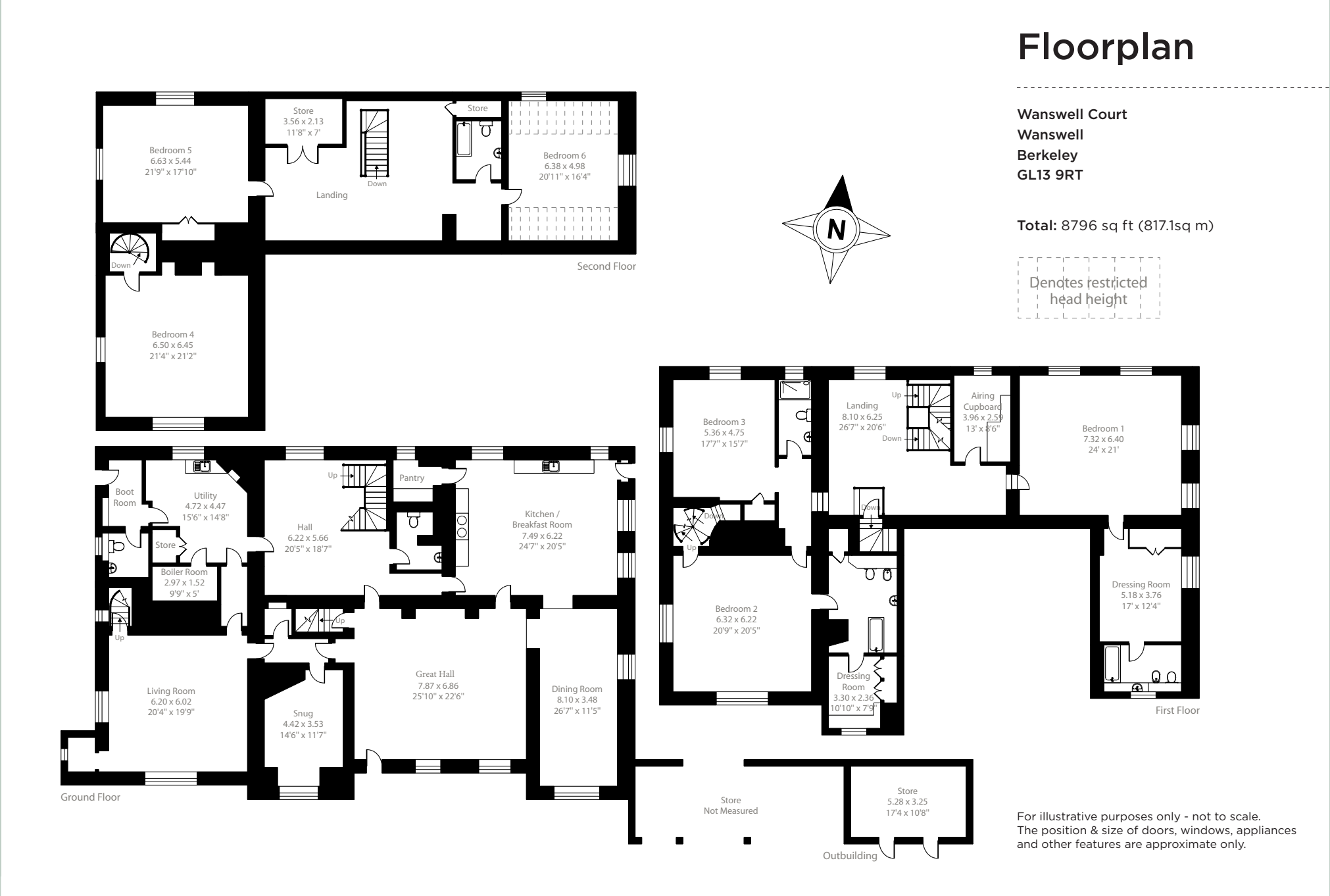
From the kitchen, a spacious hallway leads to a WC and modern staircase. It also provides access to a useful utility space comprising an additional WC, boot room and storage area.

Ascending the modern staircase to the first floor, you are welcomed by a vast landing area. Off this, you will discover three substantial bedrooms. Bedroom 1 and bedroom 2 both feature dressing rooms and en-suite bathrooms whilst Bedroom 3 is conveniently located next to the family bathroom.

On the second floor, there are three more spacious bedrooms, family bathroom and two large storage cupboards.









Buildings

There are a range of both modern and traditional farm buildings at Wanswell Court. Closest to the house is a selection of stables. Building L (as annotated on the building plan) is a timber building with three stables and a feed room at the far end, this building is owned by the outgoing tenant and may be available for purchase with the property.

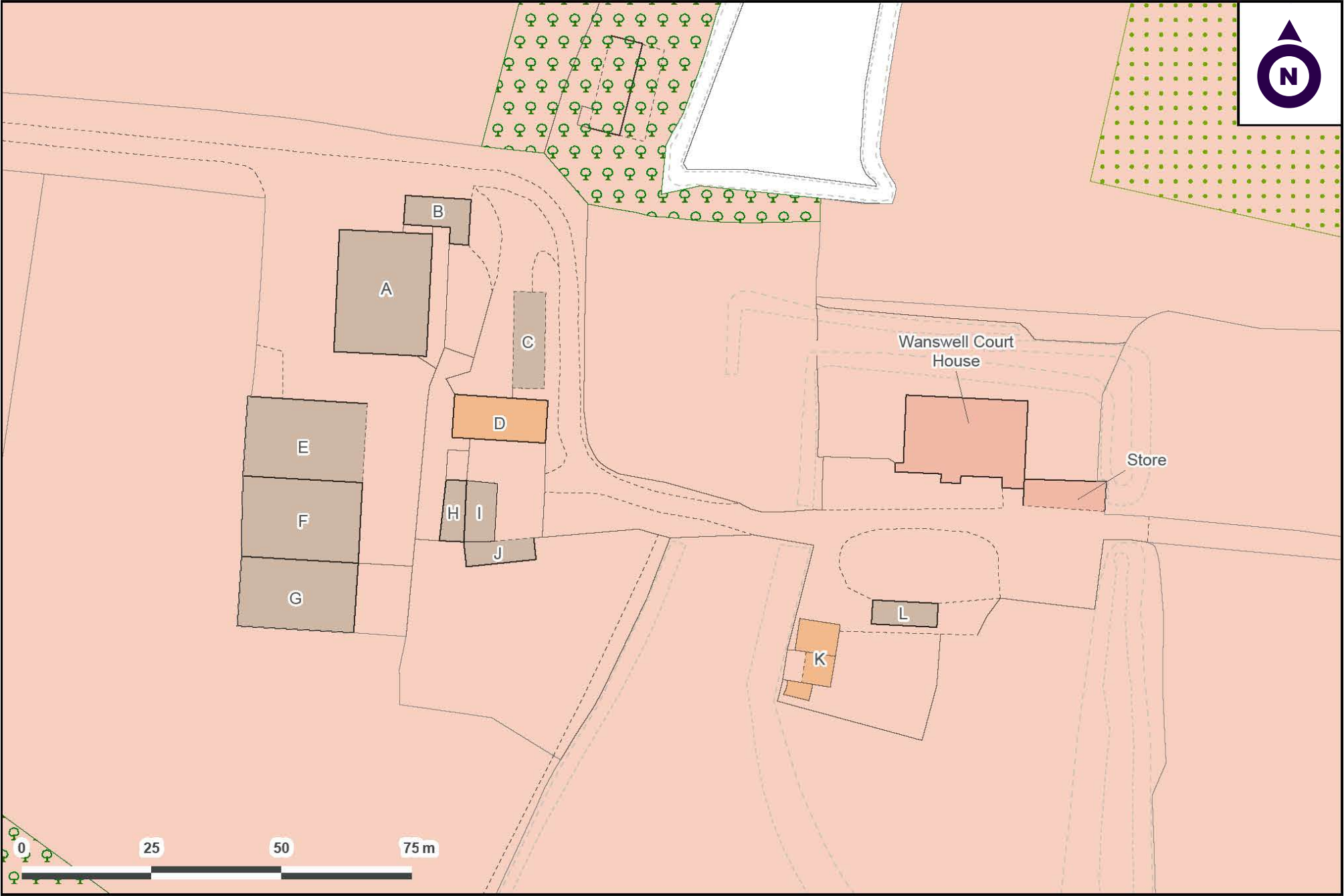
Building K is an attractive traditional red brick building that overlooks the moat. This building has also been utilised for equestrian use in recent years and consists of two large stables and an open fronted hay store.

Over the bridge you come to the farmyard. The farmyard is on concrete standing and consists of three large, covered yards (buildings E, F and G) a straw barn (building A), an old milking parlour (building B), a dutch barn (building C) and an attractive Grade II listed Cotswold Stone building which has been used as a stabling facility in recent years (building D).

Behind the listed building is a bull pen (building H) a lean-to (building I) and another stabling facility (building J). While the agricultural buildings show some signs of wear, they remain functional and could be repurposed for alternative uses, subject to planning permission. The range of versatile buildings at Wanswell Court present exciting possibilities for equestrian pursuits, agricultural activities or even potential redevelopment, enhancing the appeal of Wanswell Court as a unique property with significant potential.

Buildings

Label	Type of building	Dimensions (m²)	Short description
A	Straw Barn	393.8	Large straw barn with roller shutter doors.
B	Old Milking Parlour	71.55	Old, disused milking parlour. Block built.
C	Dutch Barn	28.35	Dutch barn with corrugated tin roof.
D	Stone Barn	122	Grade II listed Cotswold Stone building
E	Covered Yard	337.5	Open fronted covered yard
F	Covered Yard	346.5	Open fronted covered yard
G	Covered Yard	346.5	Open fronted covered yard
H	Bull Pen	54.52	Block built bull pen
I	Lean-to	57.12	Timber structured lean-to
J	Stables	61.57	Wooden Stables
K	Red Brick Stables	91.01	Traditional red brick building, two large stables and an open fronted hay store.





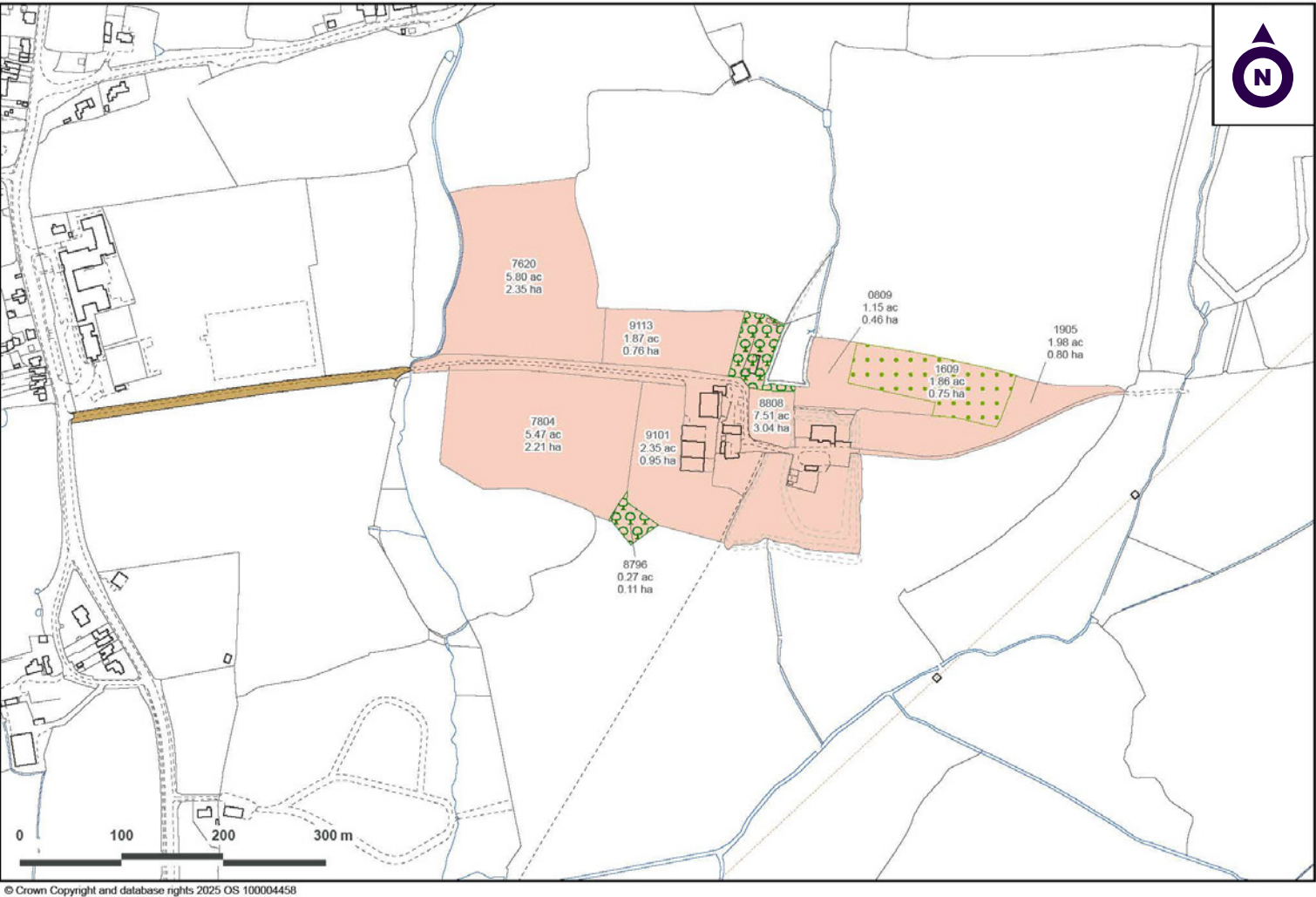
Land

The land at Wanswell Court extends to approximately 28.26 acres (11.43 ha) in total, 24.98 acres (10.11 ha) of which is pasture and 3.28 acres (1.32 ha) of which is woodland and orchard. The land is classified as being Grade 3 agricultural land with soils that are described as being seasonally wet with moderate to high fertility.

The pasture has been grazed by cattle in recent years. However, some of the field parcels, mainly those by the house have been utilised as pony paddocks.

There are two areas of woodland, one of which is located at the junction of three large fields to the west of the property. The other area of woodland is located to the north of the property opposite the farmyard. Within this area of woodland is a dilapidated, disused building. Also, to the northwest of the property is a charming orchard, which is marked in green dots on the plan, which is marked in green dots on the plan. This extends to 1.86 acres (0.75 ha) and boasts a selection of mature fruit trees.

There is additional land available by separate negotiation. For further information please contact the vendor’s agent.



Method of Sale

The property is offered for sale via private treaty as a whole.

Tenure & Possession

The property is freehold and will be sold with vacant possession on completion.

Listing Status

Wanswell Court itself is Grade I listed under list entry number 1237928.

The moat that surrounds the house is a designated Scheduled Monument under list entry 1016768.

The Cotswold Stone Barn over the bridge on the farmyard is Grade II listed under list entry number 1237929.

Designations

Part of the property is designated as a Scheduled Monument under list entry 1016768.

Services

There is mains electricity and water to the property. There is a private drainage system and oil-fired central heating.

Wayleaves Easements & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are a number of public rights of way across the property including a footpath that comes down the main drive, past the farmyard and through the orchard. On the sale plan there is a section that is marked brown. The brown indicates a right of way for all purposes. In addition to this, a dotted purple line is illustrated on the sale plan in the southwest corner. This purple line indicates a retained right of access which will allow for the vendor to access retained land to the south.

Health & Safety

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.

EPC Ratings

Wanswell Court has an EPC rating of F.

Local Authority

Gloucestershire County Council  
www.gloucestershire.gov.uk

Viewings

By prior appointment with the vendor’s agents Carter Jonas 0117 922 1222.

Directions

From Berkeley, follow Station Road north, take the third right hand turn and follow the drive down to Wanswell Court.



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## Bristol

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