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THE WEIR HOUSE, WEIR GREEN, ELMORE, GLOUCESTER, GL2 3WG

The Property

A charming home from the moment you arrive, lovingly restored and enjoyed by the same family since the 1970s, The Weir House is a truly special three-storey detached home occupying one of the most magical positions within the area. Set within delightful grounds with breathtaking open views across the River Severn and surrounding countryside beyond, this beautiful home offers an exceptional balance of privacy, character, versatility and lifestyle.

Approached via a quiet country lane shared with only a handful of neighbouring homes, the setting immediately creates a feeling of peace and seclusion whilst still remaining accessible to nearby villages and amenities. On approach, a single garage sits to the front of the property, a central pathway with lawns to either side guides you towards the open entrance porch, creating a wonderful first impression, and a five-bar gate opens onto a private driveway leading alongside the house and into the grounds beyond.

Internally, the property offers a wealth of charm and character throughout, with versatile accommodation arranged over three floors, all beautifully complemented by views across the surrounding gardens, countryside and river beyond. An entrance hall welcomes you with doors leading to the sitting room, dining room, utility, fitted breakfast kitchen room and cloakroom, with stairs rising to the first floor landing.

The sitting room is full of warmth and character with an impressive inglenook fireplace housing a wood burning stove, creating a wonderfully cosy atmosphere during the colder months. This beautiful reception room enjoys lovely views across the grounds with windows to both the front and rear, whilst retaining a comfortable and inviting feel throughout. Leading directly from the sitting room is a further reception currently used as a snug/library and music room. With direct access onto the garden, this versatile space would equally make an ideal home office, study, playroom or peaceful reading room.

From the entrance hallway, a window looks into and a door allows access to an attractive dining room which enjoys wonderful views towards the River Severn and surrounding countryside beyond, providing a lovely entertaining space with ample room for family gatherings and formal dining. Positioned off the hallway is a downstairs cloakroom, together with a generously sized utility room offering excellent practicality for day to day family living.

The fitted breakfast kitchen is beautifully presented with a range of traditional style cabinetry complemented by hardwearing vinyl flooring and delightful garden views. At the heart of the kitchen sits the impressive Everhot stove, perfectly suited to the style and character of the home whilst creating a wonderful focal point. There is ample room for informal dining with space for a breakfast table and direct connection to the surrounding gardens.

Stairs lead to the first floor L-shaped landing with doors leading to three double bedrooms, a single bedroom, a five-piece family bathroom and a separate shower room.

Bedroom one is a charming and generously sized room enjoying lovely views towards the River Severn from the front facing window, creating a peaceful and relaxing outlook. Full of character, the room is complemented by an ornate fireplace and exposed beam. Hidden behind the curtains are two useful built-in wardrobe areas, providing practical storage whilst maintaining the charm of the room. Bedroom two is a bright and comfortable double bedroom enjoying lovely views towards the front and across the surrounding countryside towards the River Severn beyond; a well-proportioned room with space for freestanding furniture. Bedroom three is a cosy and well-presented double bedroom enjoying a pleasant outlook over the gardens. Light and comfortable throughout, the room offers space for freestanding furniture and is positioned next to the shower room, which has a vanity sink, shower cubicle and low flush WC. Bedroom four is a single room enjoying a pleasant outlook to the front drive and river beyond.

Further stairs rise to the attic floor where the property continues to impress. A wonderful and versatile top floor space full of character, with exposed beams and useful eaves storage concealed behind curtained areas, and two dormer windows. This room is currently left open, but offers fantastic potential as a master bedroom suite, teenage hideout, hobbies room or further living space depending on requirements. (AI has been used to demonstrate the versatility). Positioned off the main attic room is an additional room currently used as a study and enjoying front and side aspects, allowing plenty of natural light throughout the day.

AGENT'S NOTE: A sewerage treatment plant has been installed in March 2026. Since 1996, The Weir House, together with the other two houses at Weir Green, have been protected by a very effective flood defences designed, installed and maintained by the Environment Agency





Outside

The grounds surrounding the property are every bit as impressive as the house itself, offering a wonderful variety of spaces designed for relaxation, gardening, entertaining and enjoying the stunning setting.

The gardens wrap beautifully around the home, predominantly laid to lawn with established trees, mature planting, vegetable gardens, greenhouse and a variety of seating terraces positioned to take full advantage of the sun and spectacular views throughout the day. Large paved seating areas adjoin the property, ideal for outdoor dining and entertaining whilst overlooking the grounds and river landscape beyond.

To the side of the property, the driveway provides a wealth of parking and leads towards a range of highly useful outbuildings. At the head of the garden sits a brick-built garden store which was the original privy, together with a substantial detached two-storey brick workshop building offering exceptional versatility and enormous potential. Accessed via an external staircase, this charming building provides extensive space over two floors and would make a fantastic workshop, studio, home office, gym or ancillary accommodation subject to any necessary permissions.

Further features include extensive log storage areas, productive planting spaces and a garage to the front of the property offering further storage and practicality.

The grounds themselves create a truly magical environment with a wonderful sense of privacy and space, all beautifully framed by the surrounding countryside and river views.

A NOTE FROM OUR VENDORS

Weir Green is a peaceful part of the quiet rural village of Elmore, and sits on the banks of the River Severn. We're surrounded by open countryside and enjoy stunning and ever-changing views over the river and fields towards Gloucester Cathedral. We have loved living in this beautiful family home for nearly 50 years, seeing the property evolve as our family has, and we've made the very tough decision to move to somewhere smaller.

There are lovely country walks straight from the door, particularly along the Severn Way or up to the award-winning Wholly Gelato at Bar House Farm in the village. If you enjoy cycling, there is a (not-too-challenging!) 7-mile loop on quiet rural lanes through Longney and back home.

Even though it's so quiet, and so close to a fantastic variety of nature and wildlife, we're only a 5-minute drive from the Pilot pub and 10 minutes from Tesco and the Severnvalle shops, with Gloucester and its train station just 20 minutes away. We will really miss the house and hope you love it as much as we have.



Useful Information

Tenure: Freehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band F and EPC rating E



Location

The Weir House occupies a truly idyllic riverside setting within one of Gloucestershire's most picturesque and peaceful locations. Situated in the historic village of Elmore, immediately south-west of Gloucester, this ancient farming community has remained wonderfully untouched by the hustle and bustle of modern life. Tucked away between the River Sever and the Gloucester-Sharpness Canal, Elmore enjoys uninterrupted views over undulating farmland, creating a setting that feels both secluded and breathtaking.

Surrounded by rolling countryside, mature woodland and far-reaching rural views, the property offers an exceptional lifestyle opportunity for those seeking tranquility whilst remaining connected to nearby amenities. The surrounding area is renowned for its natural beauty with endless walking, cycling and wildlife opportunities right on the doorstep. The nearby villages of Saul and Frampton on Severn offer a wonderful sense of community together with village pubs, canal walks and local facilities.

There are excellent schools within the vicinity, both state and private, including a popular primary school in the neighbouring village of Longney, with further schooling available in surrounding villages, together with Gloucester and Stonehouse, with well regarded grammar schools in Stroud and Gloucester.

Although located in a peaceful, rural setting, the property remains conveniently positioned for access towards Gloucester, Stroud, Cheltenham and the M5 motorway network, with Junction 12 offering straightforward routes both north and south. Gloucester is within approximately 5 miles, making the location ideal for those working within the city whilst enjoying a countryside lifestyle. Stonehouse Railway Station is within easy reach and provides a direct line to London Paddington in approximately 90 minutes, with Gloucester Railway Station within easy reach by car.

This is a charming home in a secluded and magical setting, offering incredible views, versatile accommodation and grounds that have been lovingly enjoyed for decades.



Directions

From Junction 12 of the M5, proceed towards Gloucester, at BP services roundabout take the third exit, onto the A38. Fork left onto slip-road (B4008 Bristol Road) then turn left into Green Lane. At the T-junction turn right into Sellars Road and at the mini-roundabout take the first exit signed to Elmore. Pass the Pilot Public House on your left and cross over the canal bridge and continue along this country lane for approx 1 mile, turn right at the triangle into Weir Lane and continue to the end, where you will see our for sale board and you are greeted by The Weir House. [///:shaped.tells.salsa](http://shaped.tells.salsa)



**Approximate Gross Internal Area 2093 sq ft - 194 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 906 sq ft – 84 sq m
 First Floor Area 755 sq ft – 70 sq m
 Second Floor Area 432 sq ft – 40 sq m
 Garage Area 179 sq ft – 17 sq m
 Outbuilding Area 563 sq ft – 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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