



Downers Farm Chale Street, Chale Green
Auction Guide £500,000 - £550,000



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CLIVE EMSON AUCTIONEERS - AUCTION DATE 18/9/2025

This handsome, historic period stone and brick farmhouse has been in the same family since the 1950's and is set in a popular village position within its own land. The property requires extensive upgrading throughout (although it has UPVC double glazing) meaning the house and outbuildings offer very exciting potential for any new owner. The property has two formal reception rooms; large kitchen/dining room; utility room and cloakroom on the ground floor. Upstairs are four large bedrooms, which enjoy fabulous rural views, and a bathroom. The house is set within a sizeable plot with gardens extending (we believe) to over half an acre to the rear. This area includes a well tended lawn leading to a further large grassed area which could be incorporated into the paddock. The plot slopes gently up and backs onto open farmland enjoying some fabulous, far-reaching views. A paddock sits to one side extending, the seller informs us, to over 1.8 acres. Various useful outbuildings neighbour the house including a superb attached period barn - prime for conversion into further living accommodation*. There is also a static caravan (in poor condition); two further large barns/workshops and various sheds. FREEHOLD. COUNCIL TAX BAND - E EPC G-7.

Entrance Porch

A useful area with UPVC double glazed windows and half glazed door to...

Entrance Lobby:

Stairs to first floor and panelled doors to...

Lounge:

14'10" x 10'5" max (4.53m x 3.18m max)

The room has lots of character with a beamed ceiling; stone fireplace and window to the front.

Dining/Sitting Room:

14'11" x 10'8" (4.57m x 3.27m)

With brick fire surround housing a wood-burning stove. Understairs cupboard. Period door to...

Kitchen/Breakfast Room:

19'8" max x 10'0" (6.0m max x 3.07m)

Fitted with a range of pale wood effect units with dark worksurface. The kitchen area also houses a white oil fired Aga (which is not currently in working order). There is plenty of space for a dining table. Three windows to the rear and door to...

Rear Lobby:

UPVC double glazed door to garden and doors to...

Utility Room:

10'0" x 5'8" (3.05m x 1.74m)

A handy space with sink and opaque side window.

Cloakroom:

WC and opaque rear window.

First Floor Landing:

Panelled doors to...

Bedroom 1:

15'4" x 14'4" max (4.68m x 4.39m max)

A large double bedroom with window to front giving a super view up to the downs. Good height, part sloping beamed ceiling.

Bedroom 2:

14'11" max x 10'6" (4.56m max x 3.21m)

A second sizeable double bedroom with windows to the front and side, again offering great views. Period fireplace and part sloping, good height beamed ceiling.





Bedroom 3:

12'3" x 10'0" (3.74m x 3.07m)

Double bedroom with period fireplace and rear window looking over the garden.

Bedroom 4:

10'2" x 10'1" (3.12m x 3.09m)

A fourth double bedroom with rear facing window giving a lovely open outlook.

Bathroom:

7'3" x 6'9" (2.22m x 2.08m)

Requiring upgrading with white suite and opaque rear window.



Gardens:

A lawned garden lies behind the house with some pretty specimen trees and a central hedge separating this and the large grassed area beyond (which was formerly a huge vegetable garden). This area slopes gently upwards and borders farmland. There is a shed and greenhouse. A STATIC CARAVAN sits to one side which is in poor condition and requires removing or refurbishing.

Attached Barn:

Attached to the side of the property is a large barn separated into two interconnected areas measuring 7.54m x 4.78m (24'8 x 15'8) and 8.02m x 5.27m (26'3 x 17'3). One side is of stone construction with an attached corrugated metal building. This area is prime for redevelopment* (see agent's notes). There are doors to the front and two sides.



Paddock:

The highly desirable asset of a post and wire fenced paddock is found to the side of the property. Our seller informs us this extends to just over 1.8 acres* (see agent's notes).

Block Built Barn:

42'7" x 14'9" approx (13.0m x 4.5m approx)

Block Built Workshop:

28'7" x 16'6" (8.72m x 5.05m)

With wide entrance opening, inspection pit and windows to the sides.

Parking:

A five bar gate leads into a sizeable parking area with track leading up to the barns.

Agent's Notes:

* Whilst the property and outbuildings appear prime for redevelopment, this must be subject to any necessary permissions being obtained. A potential purchaser is advised to check the exact size of the attached land, we are quoting areas cited by the seller. This should be used as a guide only.

FOR SALE BY PUBLIC AUCTION - CLIVE EMSON AUCTIONEERS
18/9/2025

<https://www.cliveemson.co.uk/properties/260/136/>

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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Energy Efficiency Rating		
Potential	Current	<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>