



Fieldgrove Farmhouse  
Bitton | Bristol | BS30 6HU

FINE & COUNTRY

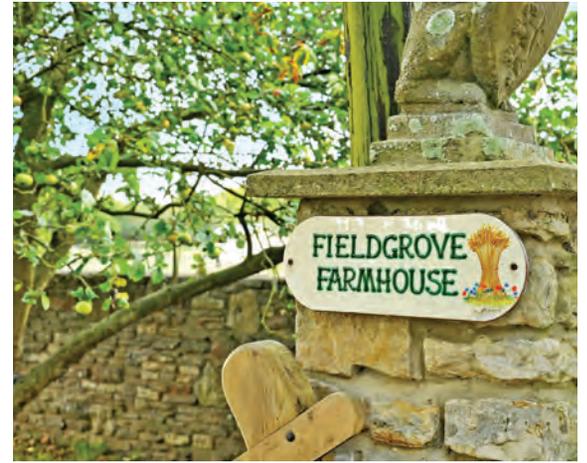
# FIELDGROVE FARMHOUSE

---

*An exceptional lifestyle opportunity in a quiet and private setting, with an array of useful outbuildings, attached party barn and circa 10 acres of pasture and a small copse.*







## Situation

Bitton is a sought after and bustling village, equidistant between the city of Bath, a UNESCO World Heritage Site, and Bristol – gateway to the South West. Between them, the two cities and surrounding countryside offer locals access to some of the country's finest schools – including Clifton College and Badminton school for Girls in Bristol; Royal High School for Girls and Kingswood in Bath; and Stonar, Prior Park and Monkton Combe all within several miles of the property. Both cities offer world class university's and with recent developments in Bristol (Cabot Circus) and Bath (SouthGate) along with historic Milsom Street there is designer shopping as well as numerous award winning bars and restaurants – including The Pig at Bath and the Michelin starred Pony and Trap.

Sport is never too far away either, with horse racing at Lansdown and an abundance of Golf Courses, most notably The Players, The Kendleshire and Tracey Park.

Infrastructure too is fantastic, with the M4 and M5 motorways circa 10 miles away, and access to Bath Spa (7 miles) with trains to London Paddington in circa 1h 30m or into Bristol Temple Meads in a little over 10 minutes.





## Fieldgrove Farmhouse

Fieldgrove Farmhouse presents a superb opportunity to acquire a slice of rural life, whilst only being a mile or so from the nearest conveniences and 7 miles from two major UK cities. The house is set along a private lane, with access to just a few neighbouring properties each set within their own land and affording each other a high degree of privacy.

Owned by the same family for the last 25 years, the farmhouse offers a wealth of accommodation over three floors – with most of the space given to celebrating large family occasions and general entertaining - with a generous family kitchen complete with a Viking range and separate fridge & freezer room. A fabulous drawing room boasts a recessed cast iron stove, perfect on a winter's night, and the large family dining room can accommodate most celebratory occasions.

Upstairs, over the first floor, are four double bedrooms – the master of which boasts a fantastic en-suite bathroom – with a further en-suite to bedroom two and a shared family bathroom.

Above is a charming attic room, which over the years has been perfect for sleepovers, teenage dens and playrooms.

One of the key features of Fieldgrove Farmhouse however is the superb array of converted outbuildings; with a stunning party barn running off the kitchen and providing an exceptional footprint and wonderful space for families of all ages to enjoy. Fitted with a corner bar unit – it presents a unique space – with double height pitched roof and exposed beams – and a fabulous mezzanine level at each end to use as the new owners wish – but currently a spare guest room and a family office.

The barn has French doors which throw open to the inner courtyard garden, and internally it gives access to the superb swimming pool complex – complete with heated indoor pool, raised spa pool and triple French doors opening out to the rear garden. A fabulous space to entertain and enjoy all year around.





# Seller Insight

“ This attractive, detached stone-built farmhouse and its associated barns and outbuildings, the earliest parts of which date from the 1500s, are set at the end of a quiet lane in a countryside location in the parish of Bitton. Attached barns have been converted by the current owners into an indoor swimming pool and a galleried games room with a bar. A detached period two-storey barn has been reroofed, re-pointed and re-floored, and offers conversion potential, while another outbuilding provides a double garage, a workshop and storage. The grounds include secluded gardens and a 10-acre paddock.

The current owners bought the property in 1990, having been attracted by the idyllic, quiet situation, the lovely old buildings and land, and the potential they offered. Over the 25 years they have reroofed the house and installed double-glazed windows. They have also sympathetically modernised the house internally, in particular opening up and refurbishing the former L-shaped and flat roofed kitchen to provide a large dining kitchen with a Victorian-style lantern at the heart of the house.

The private front lawn is surrounded by mature trees and flower borders, and has a vine-covered gazebo with seating and barbecue area in one corner. A pergola with a mature wisteria adjoins a sunny, enclosed paved courtyard at the side of the house. At the rear, between the garage and the swimming pool, the owners have converted a former cattle yard into another garden, which has a hot tub and is accessed by French doors from the pool.

Fieldgrove Farm is protected from traffic noise and urban encroachment by the old railway embankment (now the Bristol and Bath Railway Path) on the north-east side of the paddock, and by tree plantations to the south and west. Yet the village of Bitton with its popular pre-school, primary school and Sports and Social Club is within easy reach. Local amenities include a large shopping complex and a cinema and leisure centre at Longwell Green, as well as a station, a further shopping and leisure development, and high street shops at Keynsham. In addition, the farm is exceptionally well placed for easy access to both Bath and Bristol.







“ The current owners enjoy taking everyday meals in the bright new kitchen, while the period dining room, which has a table that seats up to 20 people, is the favourite place for celebratory meals and entertaining.”



“ The current owners say they will miss the historic ambience and character of Fieldgrove Farm but will just be moving to the other side of the lane, where they are extending and refurbishing a bungalow.”





“ The rear garden, the swimming pool and the games room with its bar, have provided much fun and entertainment for all generations of the current owners' family.”





## Outside

The grounds and outbuildings of Fieldgrove Farmhouse offer a wealth of opportunity and space – with the lovely circa 10 acre paddock following you along Fieldgrove Lane as you approach the gates to the farmhouse. This is a wonderful block of pasture, capped at the eastern end by a mature copse, and dotted throughout with old oak trees – flanked to the north and west by mature woodland. Complete with power and access to water – it provides ideal grazing, hobby farming or simply wild meadow or haymaking.

---





Once inside the five bar gated driveway, there is a further wealth of opportunity with the circa 3,600 sq. ft of floor space given over to garaging, storage and workshops. Split between an attractive stone built detached barn adjacent to the main house, and a sub-divided more modern detached barn flanking the inner courtyard, the new owner can configure as they wish – and subject to any necessary consents convert to a home office, further workshops or perhaps tied accommodation.

The whole is linked by a useful amount of tarmac driveway and hard standing, allowing for plenty of vehicle parking, space and turning for horseboxes as well as smaller trucks and lorries if needed.





#### Services

LPG central heating system. Mains electrics and water. Private sewerage.

#### Post code

BS30 6HU

#### Local Authority

South Gloucestershire Council.

Tel: 01454 868009

#### Viewing

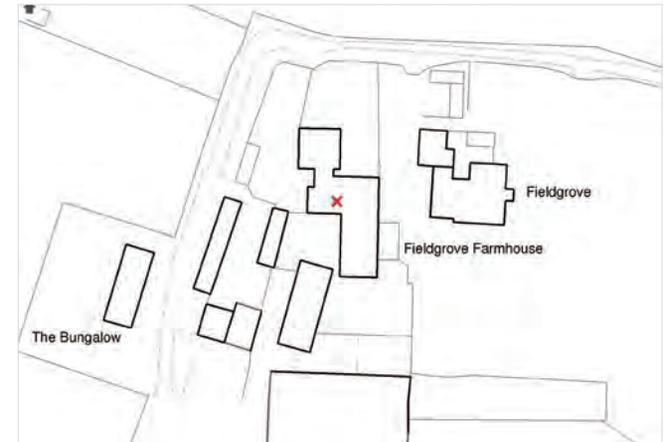
Viewing is strictly by prior appointment with Sole Agents Fine & Country.

Tel 0117 973 3081 or 01225 320032

#### Directions

From Bath, take the Kelston Road (A431) towards Bristol, and entering Bitton drive through the village, and turn left into Fieldgrove Lane. The road is unmarked – for sat. nav follow postcode BS30 6HU. Follow the lane around to the right hand side, and at the gates ring for Fieldgrove Farm.

From Bristol – exit Bristol on the A4 to Bath, and at the Keynsham roundabout turn left onto the A4174 to Willsbridge. Turn right onto the A431 and as you approach Bitton, turn right onto Fieldgrove Lane. The road is unmarked – for sat. nav follow postcode BS30 6HU. Follow the lane around to the right hand side, and at the gates ring for Fieldgrove Farm.



# Fieldgrove Farm, Fieldgrove Lane, Bitton, Bristol, BS30 6HU

Approximate Gross Internal Area = 598.3 sq m / 6440 sq ft

Outbuilding = 269 sq m / 2895 sq ft

Barn = 66.2 sq m / 712 sq ft

Total = 933.5 sq m / 10050 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 155438

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		46
(1-20)	G	3	
Not energy efficient - higher running costs			

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 03.11.2015



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Ireland, The Channel Islands, France, Spain, Hungary, Portugal, Russia, Dubai, Egypt, South Africa, West Africa and Namibia we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)117 946 1946  
bristol@fineandcountry.com  
147 Whiteladies Road, Clifton, Bristol BS8 2QT

