



ROCK HOUSE FARM

Littleton- upon-Severn, Bristol, BS35 1NS



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A stunning Grade II Listed 8-bedroom farmhouse, situated in a popular village with an expanse of family accommodation which has been thoughtfully extended, stylishly refurbished and extensively renovated throughout.

DETACHED GRADE II LISTED FAMILY HOME OF CIRCA 4500 SQ. FT | DETACHED 740 SQ. FT BARN (WITH LAPSED PLANNING CONSENT TO CONVERT TO RESIDENTIAL) | DESIRABLE VILLAGE LOCATION | 28' FAMILY KITCHEN WITH AGA | FOUR RECEPTION ROOMS | MASTER BEDROOM SUITE | 6 FURTHER FAMILY BEDROOMS | AU-PAIR ACCOMMODATION WITH PRIVATE ACCESS | FOUR BATH / SHOWER ROOMS (TWO EN-SUITE) | CELLAR, UTILITY AND BOOT ROOM | FULLY ENCLOSED LANDSCAPED GARDENS AND GROUNDS WITH PARKING FOR NUMEROUS VEHICLES |

Situation

Littleton-upon-Severn is a charming and unspoilt village in the Severn Vale, with a popular pub – The White Hart, a church and village hall. The village lies three miles west of Thornbury, with its historic high street and independent shops, cafes, bars and restaurants.

Within a rural yet accessible location, the village provides opportunities for country walks, riding and running, and is especially popular with cyclists enjoying the local roads. There are a number of local golf clubs including Thornbury, Woodlands and Bristol to name but a few.

Local schools include Tockington Manor School, as well as Olveston Primary and Castle Secondary in the state sector. Bristol has an enviable choice of public schools with many local families having children at Bristol Grammar School, Clifton College and Badminton School for Girls. Direct buses are available to these schools, as well as several others from local drop off and collection points.

Bristol is an easy commute, with the M48 just over 3 miles away, and access to Bristol Parkway is 13 miles – or just over 20 minutes by car -providing regular trains to London and the wider national network. The M4 (5 miles) and M5 (7.3 miles) motorways provide access to the national motorway network and a gateway to Wales and the South West.







Rock House Farm

Quite simply, Rock House Farm has been lovingly refurbished and thoughtfully extended throughout the course of the current owners' ownership. The house provides effortless accommodation and a perfect footprint for families of all ages; great for entertaining and beautiful gardens to spill out into and enjoy. An historic Grade II Listed property, which is mentioned in Pevsner, the house has 15th Century origins and several additions over the centuries. The current owners have themselves added their own stamp to the property, lovingly restoring it and with the help of Richard Pedlar Architects have incorporated a former attached cottage to provide manageable yet extensive family and guest accommodation.

In addition, the roof has been lifted, made good and replaced along with a new central heating system driven by twin boilers to power the property's heat and hot water needs.

At the heart of the house is the stunning 28' kitchen, complete with AGA, breakfast bar and a contemporary glazed garden room leading out to the garden. This was the most recent addition and has transformed the house into a beautiful family home. Catching much of the day's sun, French doors lead out into the enclosed garden giving space for families of all sizes and age to enjoy and entertain in, as well as space for an informal dining / breakfast table. Semi-open plan to the kitchen is the dining room with a reclaimed decorative parquet floor, believed to be salvaged from a former Club in London's Pall Mall.



To the front, the original entrance hall is accessed from a solid wooden front door, and flag stones line the floor. This leads off to two formal reception rooms; with a beautifully decorated drawing room with a wood burning stove and a separate sitting room / snug with an inglenook fireplace and a further wood burning stove. The drawing room has two very pretty alcoves, behind which lies an important architectural anomaly; a primitive ladder and pegged steps believed to be left from when the original panelling to the room was being installed.

Accessed via the glorious original pitch pine staircase with a beautiful bespoke runner is the first-floor accommodation; with two generous guest bedrooms served by a stylish family shower room finished with Mandarin Stone tiles



(used in each of the bath & shower rooms). Bedroom two is particularly impressive at 21' deep and with a separate dressing area. Above lies the master bedroom suite – complete with a lovely triple aspect enjoying rural views across to the Severn Estuary, and served by a charming ensuite shower room.

Accessed from the first-floor landing, as well as from a secondary oak staircase to the rear is a long landing with four bedrooms and a family bathroom. This has proved perfect for a larger family, as well as housing guests when needed. The secondary stairs lead down to the rear entrance, as well as a separate utility and store room.

Like most country houses, access is usually from the rear, and a boot room leads in from the gravelled parking area with plenty of space for coats, boots and shoe storage. There is a separate w.c / cloakroom and access from the boot room into the kitchen.

The au-pair's accommodation is accessed to the side of the house and has been converted from the former gun room and study. This has access from either the sitting room directly into the house, or via a private door coming in from the rear garden. It is finished with a double bedroom and a private shower room.

In addition, there is a generous cellar accessed from the entrance hall with a flag stone floor and perfect for wine and extra storage. Local historians believe there is evidence in the cellar of a winder stair, and tradition has it this access gave way to a "secret" tunnel leading directly to either the church, river, or pub!

The Barn

The Barn presents a significant proposition to the house, having lapsed planning consent (PT11/0878/F) to convert into residential use. The consent was for a single storey one-bedroom dwelling, but subject to new consent it could equally be incorporated into the garden to provide an excellent outdoor kitchen / dining area; or provide a separate annex / guest or rental accommodation.

Outside

Rock House Farm is approached via a quiet lane, and to the front has a lovely old stone wall with a central pedestrian gate leading via a flag stone path to the original front door. Vehicular access is to the side, with a track leading to a large





gravelled parking bay, and onwards via a five-bar gate to the garden.

To the rear, the generous garden catches much of the day's sun – and is accessed via the stunning garden room and kitchen. It is a perfect spot for family games, long lunches (with the apple trees giving shade) and evening drinks. There is a large paved terrace perfect for an outdoor dining table, and a feature well – covered for safety but still with water visible below.

A path leads around to the front garden, via a raised garden bed with a children's play house (this could be paved to provide a lovely drinks terrace – catching the last of the evening sun) and an old (Grade II Listed) Tithe Stone with a carved inscription recording a lawsuit between Reverend William Pearce and his parishioners in Littleton over refusal to pay tithes!

The wide front garden is laid mostly to lawn with two historic Yew trees flanking the pillared entrance gate, and an array of fruit trees, a maple and a cedar tree provide privacy and shade. There is access from the side of the garden to the parking bay and side entrance to the house, as well as access back onto the lane and on into the village.

Services

Twin oil-fired boilers; mains water and electricity; private drainage.

Local Authority

South Gloucestershire Council: Tel 01454 868 009

Viewing

Strictly by appointment with Rupert Oliver Property Agents.

Directions: BS35 1NS





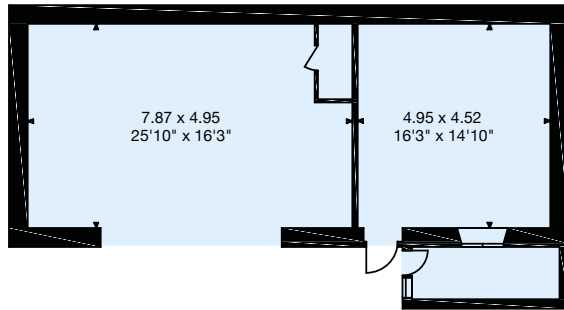
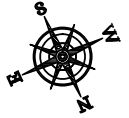


Rock House Farm

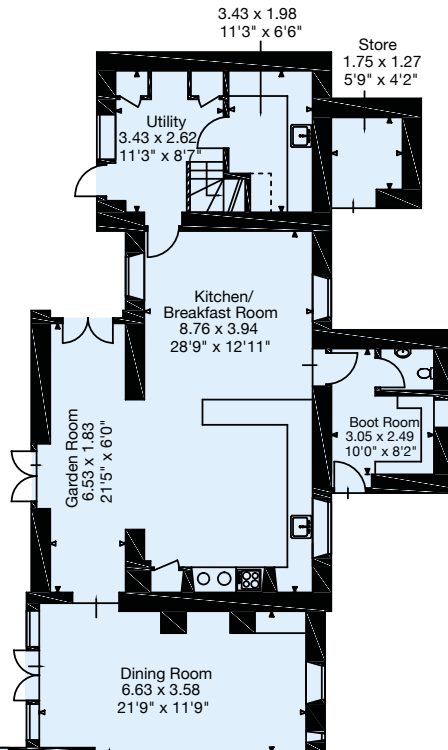
Littleton-upon-Severn

Approx. Gross Internal Area
4517 Sq Ft - 419 Sq M

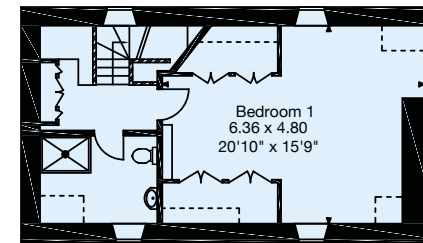
The Barn
Approx. Gross Internal Area
741 Sq Ft - 68 Sq M



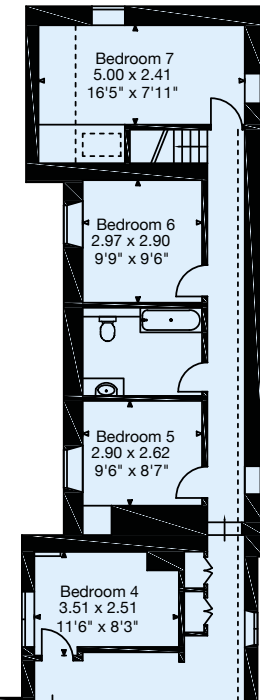
The Barn



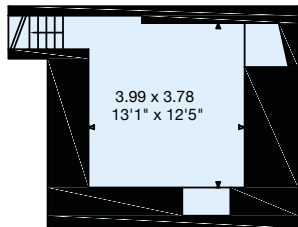
Ground Floor



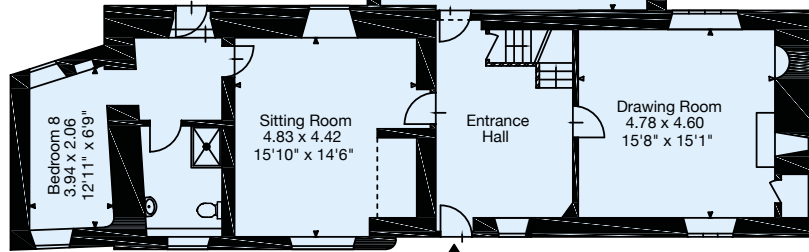
Second Floor



First Floor



Cellar



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