

THRUBWELL COTTAGE FARM

REDHILL, NEAR BRISTOL



Killens

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Thrubwell Cottage Farm

Redhill, Near Bristol

A unique opportunity to acquire a four bedroom detached property set within extensive grounds and gardens of over 3 acres, the property also benefits from a range of outbuildings including a detached barn with Prior Approval for change of use.

Ground Floor

Porch
Sitting Room ♦ Family Room
Dining Room ♦ Kitchen/Breakfast Room
Utility/Shower Room ♦ Cloakroom
Boot Room

First Floor

Master Bedroom with En-suite
Three Further Double Bedrooms ♦ Family Bathroom

Outside

Grounds and Gardens in Excess of 3 Acres
Garage
Yard/Parking Area
Numerous Outbuildings

Bristol 10 Miles ♦ Bath 19 Miles
Wells 17 Miles

HIGHLY RECOMMENDED





Situation

Thrubwell Cottage Farm is situated between the villages of Redhill and Winford. Redhill enjoys a range of local amenities including a Public House, Church and Social Club. Winford also boasts a Public House, Church and a Post Office/Shop.

The neighbouring village of Chew Magna has a good range of local shops including a well-stocked supermarket, master butcher, coffee shop, travel agent, post office and a bank. There are also four public houses nearby, one of which (The Pony and Trap) has been awarded a Michelin star.

The village's situation on the periphery of the Chew Valley offers commuters excellent access to the regional Centre of Bristol which is 10 miles to the north and the Heritage City of Bath which is 19 miles to the east. The Cathedral City of Wells, which offers further facilities, is 17 miles to the south.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish restaurant is owned by the same family as The Pony and Trap. The Mendip hills, well known for their limestone features, provide a wide range of informal leisure opportunities.

High speed rail services to London Paddington are available from Bristol Temple Meads and Bath Spa whilst Bristol International Airport is just a few miles away.

Primary age education is on offer in Winford whilst secondary schooling is available at Chew Valley School. Independent schools within the area include; The Downs School, Wells Cathedral School, Sidcot and Clifton College in Bristol.

The House

Thrubwell Cottage Farm offers a unique opportunity to purchase a detached property set within grounds and gardens in excess of 3 acres. One of the unique aspects of the property is the large detached barn, located at the rear of the site, this substantial barn has Prior Approval for change of use from agricultural to residential (C3). The plans and decision notice can be viewed on the local authority's website under application reference; 15/04397/ADCOU

The proposed plans for the barn involve converting the existing layout to create a two storey, four bedroom detached home with its own garden area and allocated parking.



Once converted the barn could possibly suit those looking for an annexe or additional family dwelling, this is a truly unique and rare opportunity.

Upon arrival at the property a long gravelled driveway leads from the lane to the main house and the extensive rear yard/parking area.

There are two entrances to the property a 'traditional' front door and a more conventional rear door which leads in from the parking area to the boot room with access to the utility/shower room and separate cloakroom. Beyond the boot room is the kitchen/breakfast room. The kitchen is fitted with a range of matching bespoke wall and floor units and also houses the oil fired AGA, the AGA provides domestic hot water as well as cooking facilities.

Next to the kitchen is the generously well-proportioned sitting room, the room is a practical and useable shape with double doors opening to the front garden, there is also a wood burning stove. Also on the ground floor is a separate formal dining room and the family room, again with a wood burning stove.

A flight of stairs rise from the ground floor to the first floor landing. On the first floor there are four double bedrooms and the family bathroom. The master bedroom has fitted wardrobes and a five piece en-suite finished in classic white, there are also fitted cupboards in two of the other bedrooms, the family bathroom is fitted with a three piece, coloured suite.

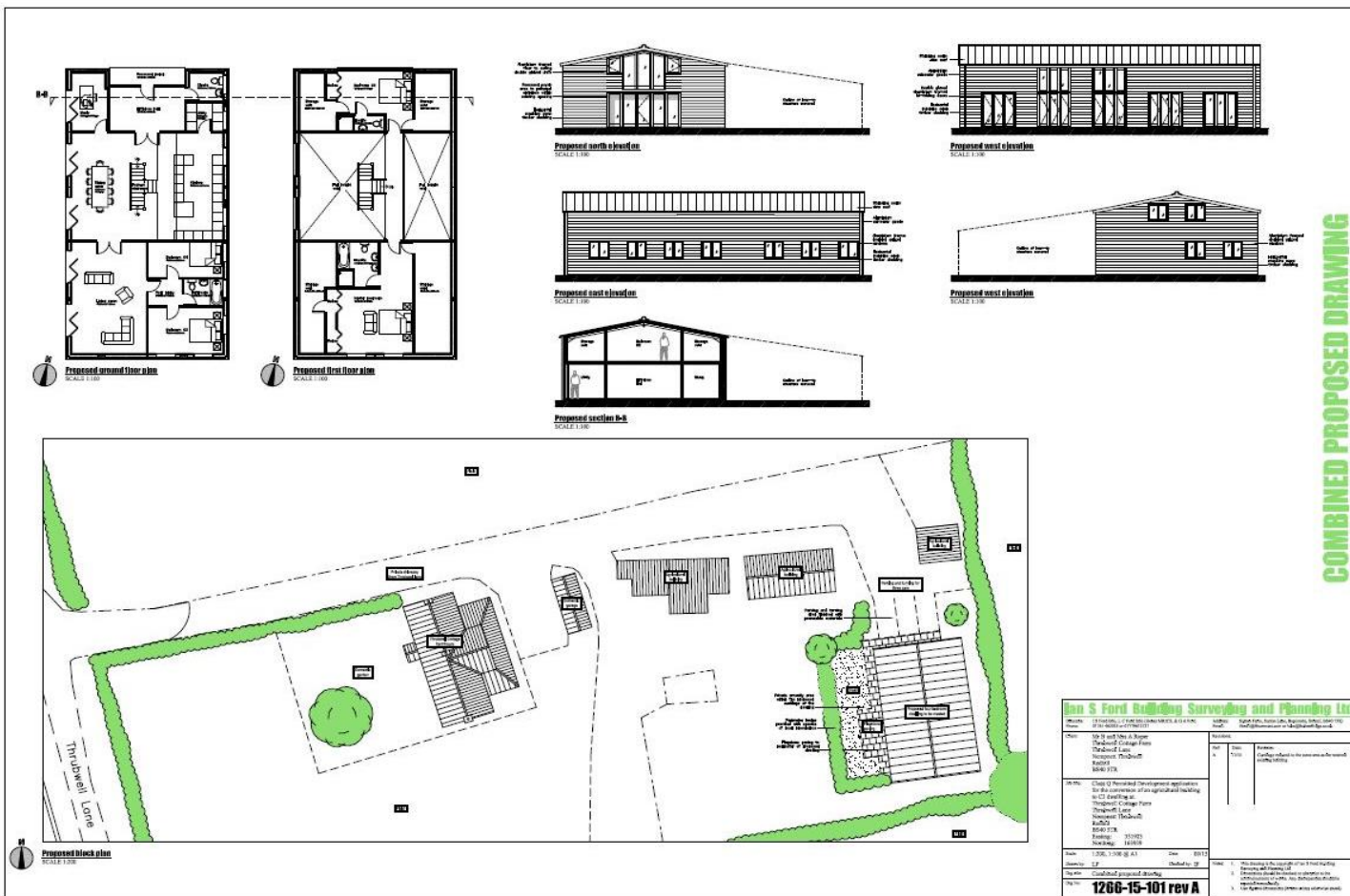
Outside

Thrubwell Cottage Farm is a registered small holding, set within extensive grounds and gardens in excess of 3 acres. The main sections of land are arranged as two paddocks either side of the main house, both with separate access points. At the front of the house there is a formal garden, laid mainly to lawn with established shrubs and trees. To the rear there is an extensive yard/parking area, a garage and a range of outbuildings, as well as the previously mentioned barn.

The property will certainly be of interest to purchasers who require extensive outbuildings and parking. It may even be possible, subject to planning permission, to run a business from the grounds.

Due to the properties location the garden area and paddocks offer an exceptional level of privacy.





COMBINED PROPOSED DRAWING



General Information

Tenure - Freehold

Services – Mains Water and Electricity. Oil Fired Central Heating and Hot Water, Private Drainage.

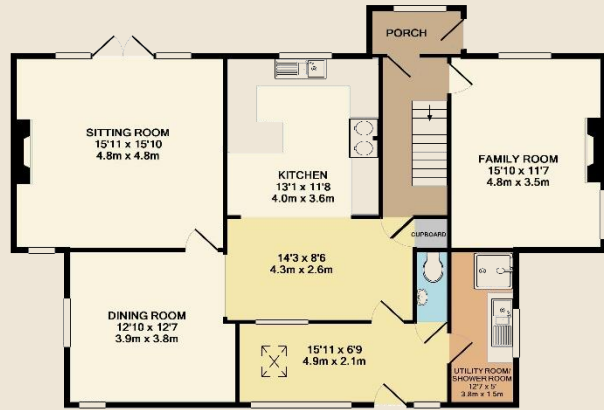
Local Authority and Council Tax - Bath and North East Somerset Council. 01225 477000. Council Tax Band F.

Postcode – BS40 5TR

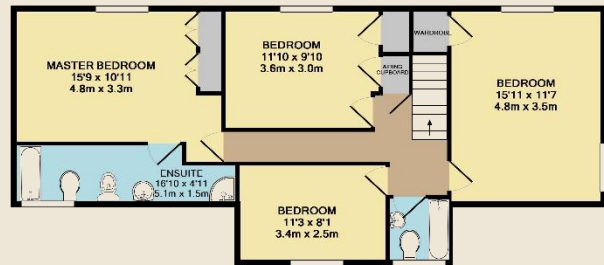
Viewings - Strictly by appointment with Vendors Agent Killens 01275 333993

Fixtures and Fittings - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.

Directions – From Chew Magna head towards Winford on the B3130. Upon entering Winford turn left (opposite the Prince of Waterloo) onto Felton Lane, then take the immediate left hand turn onto Parsonage Lane. At the top of the lane bear right and continue for 0.8 miles the turn left onto Thrubwell Lane. The driveway for the property will then be on your left hand side.

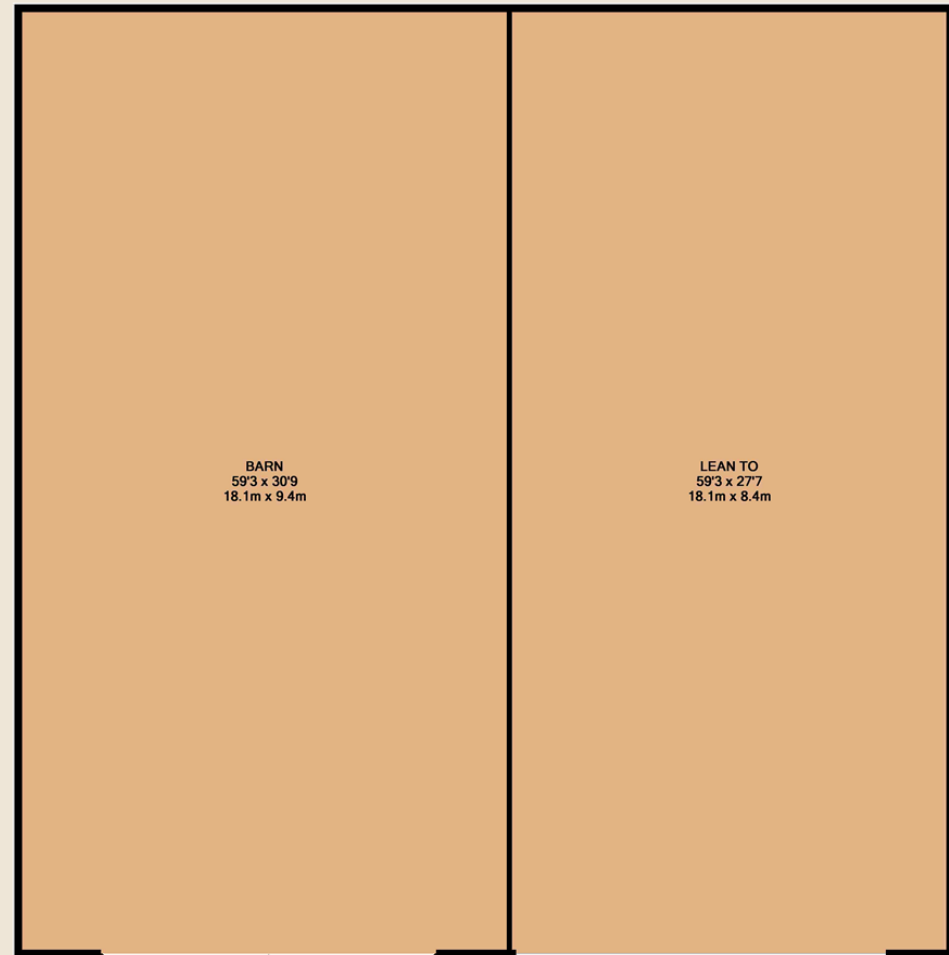


GROUND FLOOR
APPROX. FLOOR
AREA 1404 SQ.FT.
(130.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2184 SQ.FT. (202.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL APPROX. FLOOR AREA 3460 SQ.FT. (321.5 SQ.M.)

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