

# ROOKERY FARM HOUSE

NORTON MALREWARD, NEAR BRISTOL



**Killens**

CHARTERED SURVEYORS  
AUCTIONEERS, VALUERS & PROPERTY AGENTS





# Rookery Farm House

Church Road, Norton Malreward,  
Near Bristol

An attractive former farmhouse located within the village of Norton Malreward. This delightful detached period home dates from 1740 and is set within grounds and gardens of approximately 1 acre. The property also benefits from a triple garage, which could be converted to office space/annexe accommodation (subject to the necessary consents).

## Ground Floor

Reception Hall  
Sitting Room ♦ Kitchen/Breakfast Room  
Family Room ♦ Double Bedroom/Playroom with En-suite  
Study ♦ Garden Room  
Utility Room ♦ Cloakroom  
Workshop

## First Floor

Master Bedroom with En-suite and Dressing Room  
Four Further Double Bedrooms ♦ Family Bathroom

## Outside

Triple Garage ♦ Stables  
Private Garden ♦ Paddock  
Large Storeroom/Workshop

In all about 1 Acre

Bristol 6 Miles ♦ Bath 14 Miles  
Wells 16 Miles





### **Situation**

Rookery Farm House is situated in the small Somerset village of Norton Malreward on the northern edge of the Chew Valley. The village was mentioned in the Domesday Book (1086) and also boasts a Grade II listed Church dating from the late 12<sup>th</sup> Century.

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 in the Chew Valley offers commuters excellent access to the regional Centre of Bristol which is 6 miles to the north and the Heritage City of Bath which is 14 miles to the east. The Cathedral City of Wells, which offers further facilities, is 16 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 Keynsham (6 miles away) via Bristol Temple Meads and Bath Spa whilst Bristol International Airport is just 7 miles away.

The property falls within the catchment area for Chew Magna Primary School and Chew Valley School (secondary), both of which are highly regarded. There are a number of independent schools within the area including, Clifton College, Bristol Grammar School, King Edwards and Wells Cathedral School to name but a few.

### **The House**

Rookery Farm House is believed to date from 1740, our clients have owned the property for close to 20 years and it has been a much loved family home during their tenure.

Upon arrival at the property double wooden gates opens to the extensive forecourt offering generous parking and a stone and tiled triple garage block, from here a pathway leads to the entrance to the property.



As you enter the property you are greeted by the reception hall; from here a door on your right opens to the study and a glazed door straight ahead leads through to the main house.

Once inside the main house the spacious sitting room with an inglenook fireplace at one end and a Minster fireplace (made from Bath stone) can be found on your left. Both of the fireplaces have fully working wood burning stoves, deep sill windows which overlook the front, there is also a set of double doors which lead to the porch and subsequently double glazed door to the front garden.

Opposite the sitting room is the kitchen/breakfast room, the kitchen has recently been refurbished and is fitted with a range of units and complimented further by an island unit with built-in ceramic hob. There is also a large 4 oven AGA within the kitchen.

Beyond the kitchen is the family room, this leads through to a double bedroom/office/play room with an en-suite bathroom off. This area could be utilised as a separate living area and bedroom for a dependant relative, if required.

Further accommodation on the ground floor includes a garden room with a door to an additional garden area and a separate door leading to the large stone storeroom/workshop. There is also cloakroom and a utility room on the ground floor.

Stairs from the ground floor lead to the first floor landing with access to the large boarded loft running the full length of the original building. There are five bedrooms in total on the first floor.

The master bedroom is very generous and is further enhanced by a spacious en-suite bathroom, comprising a three piece suite finished in classic white. Also within the master bedroom is the dressing room, from here a door provides access to the eaves storage loft.

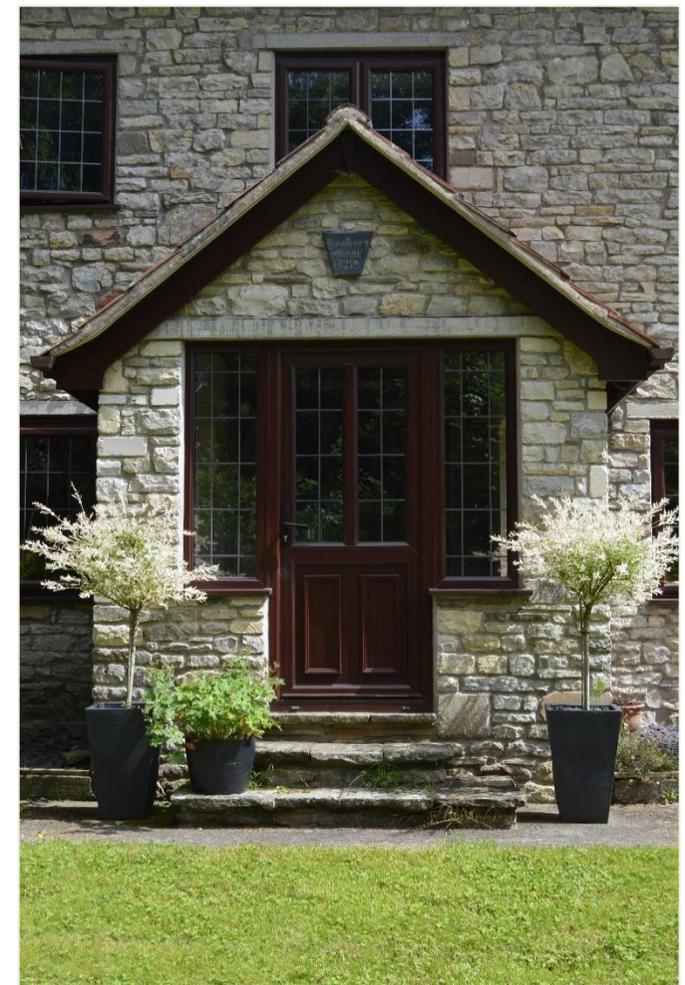
All four of the remaining bedrooms will accommodate a double bedroom, three of them have fitted wardrobes. The family bathroom with a three piece suite comprising a 'p' shaped bath with shower over, wash hand basin and WC completes the first floor accommodation.

### Outside

The property is approached via double wood gates, this leads to the ample parking area and the triple garage. From here a smaller garden leads through via an arched wrought-iron gate to the private front garden. The front garden then continues past the side of the house to the paddock. At the top of the paddock is the stone stable.

The garden at the front and the side is mainly laid to lawn with a courtyard eating area and further complimented by mature and established trees.





### General Information

**Tenure** - Freehold

**Services** – Mains Water and Electricity. Private Drainage (Septic Tank), Oil Fired Central Heating.

**Local Authority** - Bath and North East Somerset Council. 01225 477000.

**Energy Performance Certificate** – The property has been rated E.

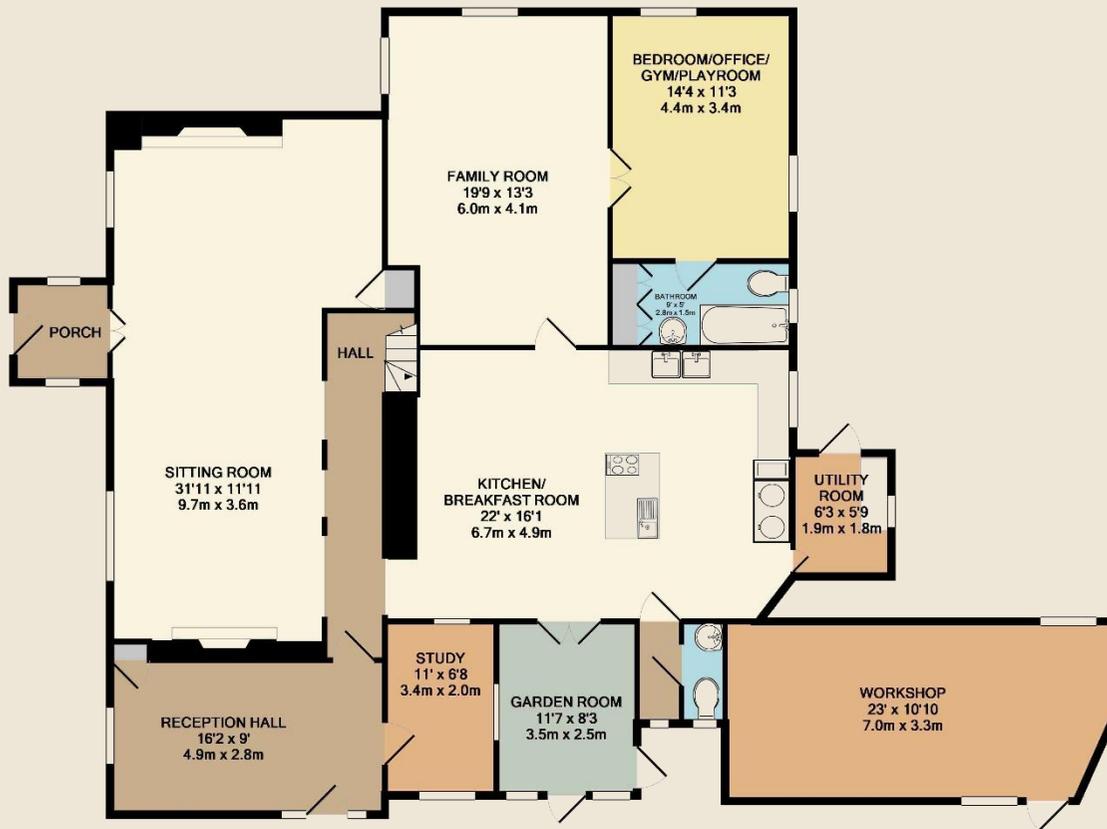
**Postcode** – BS39 4EX

### Viewings

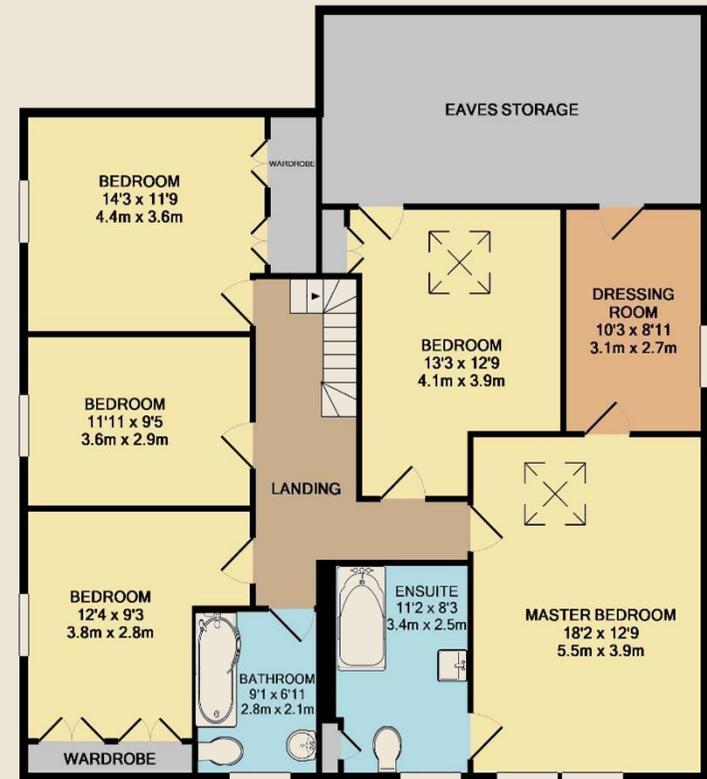
Strictly by appointment with Vendors Agent Killens 01275 333993

**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** – Travelling from Chew Magna towards Pensford, turn left after the garage into Norton Malreward and proceed into the village. Rookery Farmhouse is near to the village hall on the right hand side behind double wooden gates.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1978 SQ.FT.  
(183.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1409 SQ.FT.  
(130.9 SQ.M.)

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