



BLANCHES FARMHOUSE
Earthcott Green, Alveston, BS35 3TE

DJ&P[®]
DAVID JAMES & PARTNERS

RESIDENTIAL

BLANCHES FARMHOUSE

Stone Built Farmhouse and Annexe

- 6 Bedrooms
 - 3 x En-Suite Bathrooms
 - Family Bathroom
 - 2 x Reception Rooms & Study
 - Formal Dining Room
 - Morning Room/Family Room
 - Kitchen/Breakfast Room
 - Utility
 - Garden Room, Garden, Triple Bay Garage & Ample Parking
 - 2 Bed Annexe
- Price on Application

North Bristol & Gloucestershire Agency
Well House, The Chipping
Wotton-under-Edge
Gloucestershire, GL12 7AD
wotton@djandp.co.uk
Tel 03300 537200
www.djandp.co.uk

DESCRIPTION

A handsome stone built farmhouse circa 1630 (not Listed). Blanches Farmhouse has been greatly improved by its current owners, finished throughout to a very high standard. With an abundance of character features including an AGA stove, working window shutters, latch key doors, wooden floors, exposed stone walls, oak staircase, wood-burning stoves and ceiling beams to name but a few. Only an internal inspection will allow you to fully appreciate all that this property has to offer.

SITUATION

Earthcott is a hamlet within the civil parish of Alveston in South Gloucestershire, situated between Latteridge and Rudgeway on the B4059 conveniently located for the A38. The M4/M5 motorway connections & Parkway Station being approximately 10 minutes drive away. Iron Acton, Yate and Chipping Sodbury can also be found nearby.

ACCOMMODATION

This attractive stone building is complimented by French Grey painted windows and doors.

On entering the property through the central doorway you arrive into the spacious hallway, with stairs rising to the first and second floor landings and doors leading to the ground floor accommodation. The sitting room has an open fire, French doors leading to the garden, wooden window shutters and exposed beams. This room adjoins the annexe and therefore should you wish to reconnect the accommodation this would provide the logical access point (STP).

There is a ground floor cloakroom with wooden shutters, a second sitting room/lounge with wood burner, fitted bookcase and cupboard. The formal dining room is of ample proportion with wooden window shutters and ceiling beams, this room flows into the Morning Room/Family Room which has 3 sets of French doors (with full length shutters) leading to the garden. The Back Hall/Utility has a bespoke fitted dresser/display cabinet, there is also a cupboard housing the Worcester boiler, a drying cupboard and utility cupboard. The Back Hall/Utility has a door leading to the rear garden.

The Kitchen/Dining room offers everything you would expect from a Farmhouse Kitchen, it has fitted kitchen units which are complimented by a solid wood work top. There is a ceramic double Belfast sink and Miele/Liebherr appliances. In addition to a single oven and hob there is also an AGA.

The L shape conservatory has a wonderful wooden vaulted

ceiling, a log burner, wooden floor, 3 sets of doors leading to the garden and a courtesy door leading to the triple bay garage.

To the first floor the generous landing area leads to the Master Bedroom with fitted wardrobes, window shutters and a 4 piece en-suite bathroom. There are three further bedrooms, a family bathroom and large double airing cupboard on this floor. The rooms are all individually designed, light and airy with lovely views.

To the second floor are two double bedrooms both with en-suite bathrooms and a large landing and office area.

ANNEXE

Accessed via a separate front door leading into the lounge and dining/study area with log burner. There is also a kitchen/diner to the ground floor. To the first floor are two double bedrooms with fitted wardrobes and an airing cupboard housing the boiler. Both of the Bedrooms are en-suite.

OUTSIDE

The property is accessed via a sweeping driveway (drive in drive out) which is laid to gravel, providing ample parking. There is a mature garden to the front of the property bordered by various trees and shrubs.

The property benefits from a 3 bay garage which has power and light and an internal courtesy door, thus providing potential to convert in to further annexe accommodation (STP).

A discretely located door to the side leads to the oil tank and bin storage area.

There is pedestrian access to both sides of the property leading to the private, well maintained rear garden with mature shrubs, borders, rose/honeysuckle arbour, crab apple trees, formal 'parterre' box garden and various terraces and seating areas. A beautiful, peaceful escape from the hustle and bustle.

Beyond the garden is the hidden vegetable plot, offering the opportunity to be self-sufficient if required.

SERVICES

Oil central heating, mains electricity and drainage to a septic tank. The annexe has a separate electricity supply, water & LPG supply, drainage to a septic tank.

LOCAL AUTHORITY

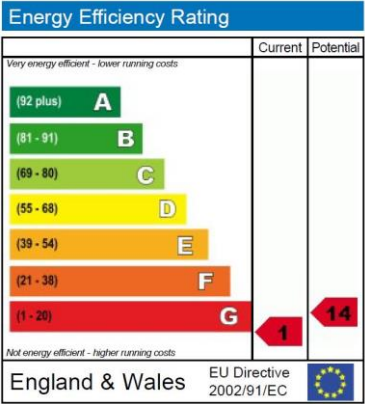
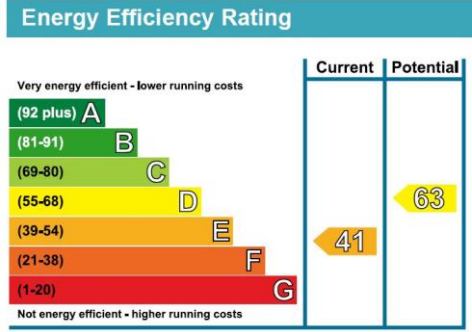
South Gloucestershire Council
Council Tax Band F

EPC

Farmhouse EPC rating E
Annexe EPC rating G

VIEWING

Block viewings strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01453 843720



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

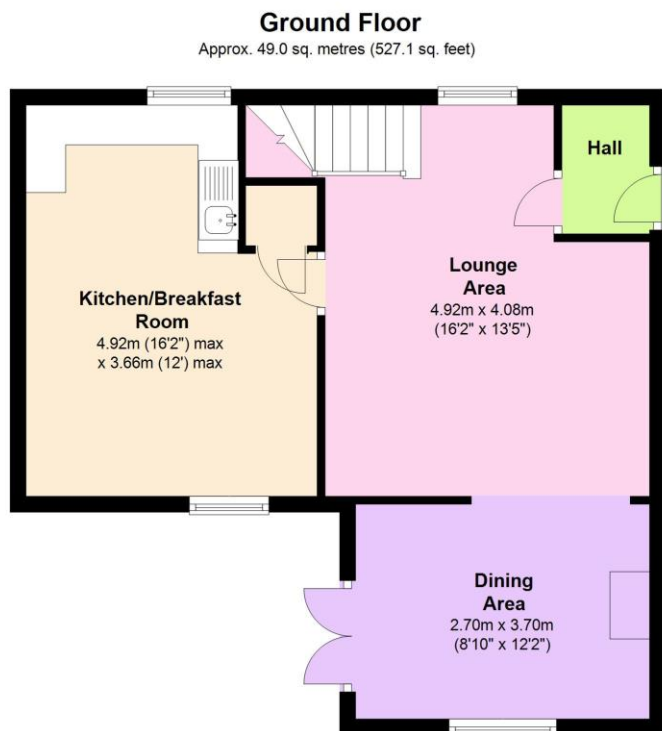
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



FARMHOUSE FLOOR PLAN



Total area: approx. 388.0 sq. metres (4175.9 sq. feet)
This plan is for illustrative purposes only. Not to scale.
Plan produced using PlanUp.



Total area: approx. 87.5 sq. metres (942.0 sq. feet)

This plan is for illustrative purposes only. Not to scale.
Plan produced using PlanUp.