



Orchard House Kenn Road  
Clevedon, North Somerset, BS21 6TJ

Steven  
*Smith*



Orchard House is a substantial village property believed to have been built around 1901. This attractive small holding extends to approximately 2.60 acres and has more recently been enjoyed as an equestrian home. There are two paddocks and an all weather arena of about 40m x 20m. There are five stables and a tack room. The gardens have been well planted providing a beautiful setting for this individual home. Inside there are 5 bedrooms and 2 bathrooms. Ideally located south of Clevedon and only 10 minutes drive of the M5.



- Attractive smallholding of about 2.60 acres
- Built around 1901 with 5 bedrooms
- 2 paddocks of 5 stables
- All weather riding arena 40m x 20m
- Fabulous gardens
- Lots of parking
- Located south of Clevedon within a popular village
- About 10 minutes drive of the M5

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Traditional front entrance door opening to

#### **Dining Hall**

16' 0" x 11' 5" (4.87m x 3.48m) With a quarry tiled floor, an attractive dog leg staircase rises to the first floor, understairs cupboard.

#### **Cloakroom**

Well presented with a white suite comprising wash basin set into a vanity unit and WC, tiled floors.

#### **Sitting Room**

22' 0" x 17' 10" (6.70m x 5.43m) An elegant room with four double glazed windows providing dual aspect views. There is an impressive fireplace accommodating the coal effect living flame gas fire. This lovely square room will prove ideal on those large family occasions.

#### **Kitchen/Dining Room**

22' 10" x 12' 2" (6.95m x 3.71m) Very well fitted with a fine range of farmhouse style pine fronted wall and base kitchen units with extensive working surfaces. Built in double oven, gas hob with integrated extractor hood, one and a half bowl sink unit. Integrated dishwasher, built in microwave, wine rack, display shelving, book shelving. With a charming porthole window, further window to side. The dining area has the benefit of french doors which open out onto the patio and gardens with the most fabulous views. Ceramic tiled floors.

#### **Utility Room**

15' 10" x 6' 8" (4.82m x 2.03m) With a range of wall and base kitchen units incorporating extensive working surfaces, single drainer sink unit, plumbing for washing

machine and tumble dryer, access to the Vaillant gas fired central heating boiler, ceramic tiled floors. An ideal boot and dog room!

#### **FIRST FLOOR**

Long landing with loft access and loft ladder, light and partly boarded. Two double glazed windows with window seats.

#### **Master Bedroom**

20' 3" x 13' 10" (6.17m x 4.21m) With dual aspect views across nearby farmland and the exceptional gardens, the measurements include a dressing room which has been well fitted.

#### **En-Suite Shower Room**

With corner shower, pedestal basin and WC, Italian style tiled floor, velux window.

#### **Bedroom 2**

13' 7" x 9' 5" (4.14m x 2.87m) With dual aspect views across nearby farmland.

#### **Bedroom 3**

11' 3" x 11' 0" (3.43m x 3.35m) Views across farmland.

#### **Bedroom 4**

12' 3" x 7' 2" (3.73m x 2.18m) Open aspect.

#### **Bedroom 5/Office**

8' 2" x 7' 2" (2.49m x 2.18m) Ideal for those looking to work from home.

#### **Bathroom**

Large family bathroom with white suite comprising panelled bath, wash basin set into a large vanity unit and WC with concealed cistern. Separate tiled shower, pretty window with window seat.

#### **OUTSIDE**

Double gated entrance opens to a drive with good parking. The front garden has also been hard landscaped with stone walls lining the borders, well stocked with shrubs and trees. Double gates allow the driveway to pass through the rear gardens to the land and stable yard. On the way there is further parking.

## The Gardens

The Gardens offer the most fabulous opportunity for those seeking space and the challenges of an exceptional garden with extensive lawns interspersed by well stocked and established island borders. A large patio extends out from the rear of the property ideal for entertaining and incorporating an impressive stone water feature.

## Timber Garden Shed

5' 4" x 9' 5" (1.62m x 2.87m)

To the rear of the garden is an avenue of fruit trees, a traditional farm gate opens to the stable yard with again excellent parking facilities and leading to an L-shaped stable block.

## Stables

The stables and tack room on one side measure some 39' x 12' whilst the two additional stables on the other side measure 12' x 10' a piece (water and electricity).

There are two paddocks and a superb 40m x 20m all weather riding arena.

This is a great opportunity for those seeking an attractive small holding. With a good balance of land, gardens and house.

NB. Some of the photos used within the brochure and located on the website advertising were taken a couple of years ago. We believe that there is around 2.60 acres, however if the extent of land is of vital importance then we strongly advise that you verify the dimensions by having it rechecked.

**Tenure:** Freehold

**Local Authority:** North Somerset Council Tel: 01934 888888

**Council Tax Band:** F

**Energy Rating:** E

**Services:** All mains services connected.

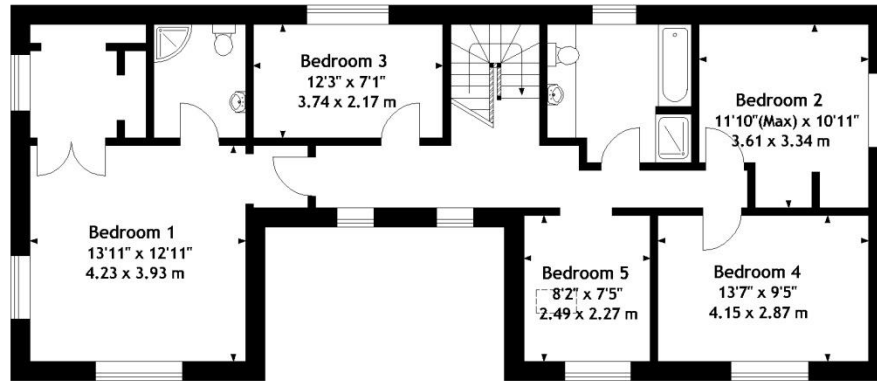
All viewings strictly by appointment with the agent Steven Smith Town and Country Estate Agents Ltd 01275 877771

**PLEASE NOTE:** 1. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may be available by separate negotiations. We often use a panoramic photo of a location. This is not a view from the property. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. The photographs may have been taken using a wide angle lens. 5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 8. References to the tenure of a property are based on information provided by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor

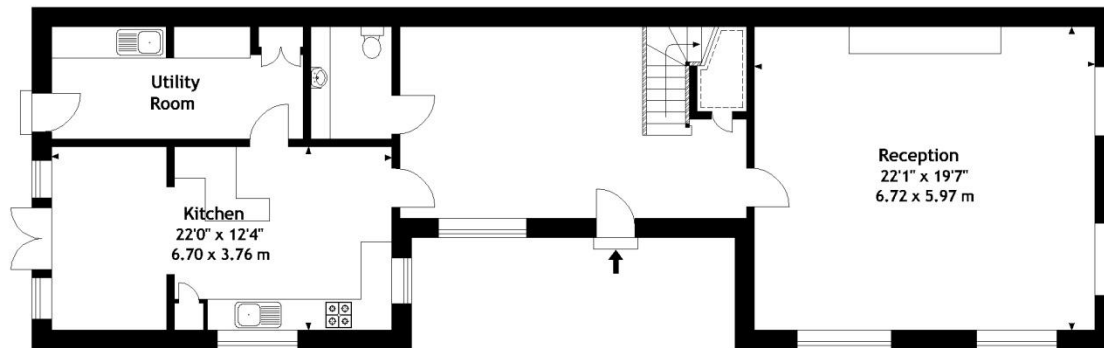


# Orchard House, Kenn Road, Kenn, Clevedon BS21 6TJ

Approx. Gross Internal Area 1986.50 Sq. Ft - 184.60 Sq.M



First Floor



Ground Floor



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan produced by Advantage HIPs.

