

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

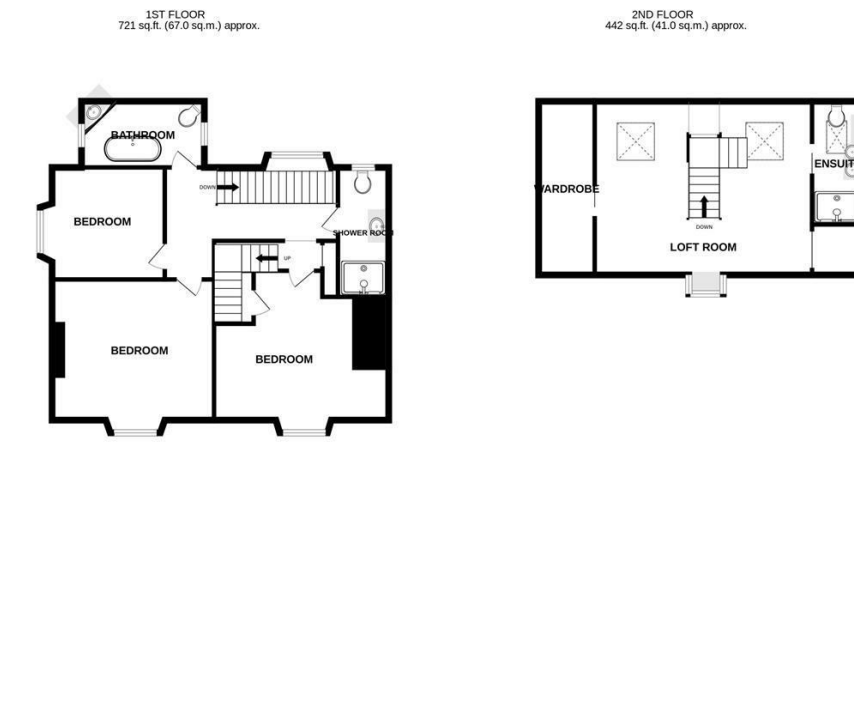
## The Orchard Stockwood Road, Brislington, Bristol, BS4 5LU



Guide Price £895,000

A fine example of a sympathetically extended Farmhouse conversion that sits within generous gardens and enjoys breathtaking views.

- Farmhouse conversion
- Two Reception rooms
- Kitchen/dining room
- Three first floor bedrooms
- Family Bathroom
- Loft bedroom with en suite
- Annexe
- Formal garden
- Orchard
- Secluded location with breathtaking views



TOTAL FLOOR AREA : 2162 sq.ft. (200.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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# The Orchard Stockwood Road, Brislington, Bristol, BS4 5LU

Boasting a semi rural position and bordering open countryside, this delightful semi-detached former farmhouse that benefits from far reaching views and from generous grounds of approximately 0.4 acres, while internally benefitting an abundance of original features that are tastefully coupled with modern additions.

The property is entered via a remotely operated electric gate and a shared driveway which leads to a stone chipping off street parking area. The home fronts and sides onto rolling countryside that is currently used for an equestrian and farming purposes. The property has two distinct gardens, a walled garden which is mainly laid to lawn and directly accessed from the house and a formal orchard with several apple bearing trees, a large timber shed, a recently installed detached office/gym and a converted garage which is currently used as an annex ideal for visiting guests.

Internally the spacious accommodation comprises of two generous reception rooms, a downstairs cloakroom and an outstanding kitchen/dining room with the ceiling opening into the gables and trifolding doors directly leading to the garden. The first floor benefits from three double bedrooms, a luxury bathroom with a free standing bath and separate shower room. The second floor boasts a spacious loft room that affords wonderful views of the neighbouring countryside, a walk in wardrobe and contemporary en suite shower room.

The Orchard is situated on the fringe of Brislington with excellent transport links to both cities of Bristol and Bath and with Keynsham railway station is located less than 2 miles away. This is a one of a kind property that enjoys all the benefits associated with living in the countryside whilst having extensive amenities in close proximity.

## INTERIOR

### GROUND FLOOR

#### STORM PORCH

Leading to front door.

#### FAMILY ROOM 4.8m x 4m (15'8" x 13'1")

to maximum points. Double glazed window to front aspect, period style fireplace with stone surround, radiator, power points, door leading to hallway.

#### LOUNGE 7.1m x 4.2m (23'3" x 13'9")

to maximum points. Dual aspect double glazed windows to front and side aspects, double glazed folding doors to side aspect providing access to rear garden. Inset wood burning stove with wooden mantle, exposed ceiling timbers, built in storage cupboard, radiator, power points, glazed folding door leading to kitchen/dining room.

#### KITCHEN/DINING ROOM 8.3m x 4.1m (27'2" x 13'5")

to maximum points. Ceiling height up to 3.9m (12'9"), glazed trifolding doors to side aspect providing access to rear garden, glazed door to side aspect leading to rear garden, double glazed window to side aspect, dual velux windows to roofline. Dining area comprising ample space for family size dining table, built in storage cupboard, free standing radiator. Kitchen comprising range of Oak wall and base units with granite work top surfaces, feature free standing island, double Belfast sink with mixer tap over, inset Rangemaster oven with extractor fan over, space and power for low level fridge and freezer. Integrated dishwasher, power points, tiled splashbacks to all wet areas, storage cupboard with space and plumbing for washing machine, underfloor heating throughout.

#### HALLWAY 1.5m x 1.2m (4'11" x 3'11")

to maximum points. Understairs storage cupboard benefitting from power, stairs leading to first floor landing, doors to rooms.

#### WC 2.1m x 1.2m (6'10" x 3'11")

to maximum points. Obscured double glazed window to rear aspect, matching two piece suite comprising wash hand basin with mixer tap over, low level WC, exposed feature brick wall and wooden lintel, radiator, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING

to maximum points. Double glazed window to rear aspect, feature exposed stone wall with wooden lintel, exposed timbers to ceiling, radiator, stairs rising to second floor landing. Doors to rooms.

#### BEDROOM ONE 4.3m x 3.8m (14'1" x 12'5")

to maximum points. Double glazed window to front aspect, exposed stone work, wooden lintel and ceiling timber, radiator, power points.

#### BEDROOM TWO 4.1m x 4m (13'5" x 13'1")

to maximum points. Double glazed window to front aspect, exposed stone work with wooden lintel and ceiling timber, built in storage cupboard, radiator, power points.

#### BEDROOM THREE 3.2m x 3m (10'5" x 9'10")

to maximum points. Double glazed window to side aspect overlooking rear garden, exposed lintel and ceiling timber, radiator, power points.

#### BATHROOM 3.3m x 1.8m (10'9" x 5'10")

to maximum points. Dual double glazed windows to side aspects. Luxury three piece suite comprising free standing wash hand basin with mixer tap over, free standing rolled top bath with centrally located mixer tap over, low level WC, heated towel rail, tiled splashbacks to all wet areas.

#### SHOWER ROOM 3.5m x 1.5m (11'5" x 4'11")

to maximum points. Double glazed window to rear aspect, luxury three piece suite comprising free standing wash hand basin with mixer tap over, walk in oversized shower with dual head shower off mains supply over, low level WC, heated towel rail, tiled splashbacks to all wet areas.

#### LOFT ROOM 5.9m x 4.9m (restricted head height in places) (19'4" x 16'0" (restricted head height in places))

to maximum points. Double glazed dormer window to front aspect, dual velux windows to roofline. A spacious room currently used as the master bedroom with built in walk in wardrobe, storage cupboards, radiator, power points. Door to en suite shower room.

#### EN SUITE SHOWER ROOM 3.3m x 1.4m (restricted head height in places) (10'9" x 4'7" (restricted head height in places))

to maximum points. Double glazed velux window to roofline. Luxury suite comprising his and hers freestanding wash hand basins with mixer taps over, oversized walk in shower cubicle with shower off mains supply over, low level WC, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Entered via remote operated electric gates providing access to 'The Orchard' and three other properties. Stone chipping driveway leading to five bar gate and onto front garden.

### FRONT GARDEN

Mainly laid to stone chippings providing ample off street parking for several vehicles. Fenced and walled boundaries directly siding onto neighbouring equestrian land, step to storm porch leading to front door, opening leading to gardens.

### GARDENS

#### FORMER ORCHARD

Located towards the rear and side of the curtilage and directly backing onto open fields currently used for equestrian and grazing purposes. A selection of apple trees from what was a former orchard, mainly laid to lawn, larger timber shed, gate leading to formal garden.

#### FORMAL GARDEN

A secure largely levelled garden, mainly laid to lawn with wall boundaries, patio, large timber shed, stone chippings, flower beds with a selection of mature shrubs and trees.

#### ANNEXE

Formerly a garage that has been recently converted and retains the original up and over door while benefitting from a double glazed pedestrian door to the side aspect. Benefitting from floor, wall and ceiling insulation, lighting and power throughout. Open plan kitchen/lounge measuring 5.5m x 5.3m (18'0" x 17'4"). Kitchen comprising range of matching base units with roll top work surface and electric supply for an electric oven

#### BEDROOM 4.7m x 4m (restricted head height in places) (15'5" x 13'1" (restricted head height in places))

Double glazed velux style window to roofline benefitting from power points, electric radiator and compost WC.

#### DETACHED HOME OFFICE/GYM 4.9m x 3m (16'0" x 9'10")

Benefitting from insulated floors, wall and ceiling, double glazed windows to front and side aspects and double glazed French doors to front aspect leading to formal garden, power points.

#### TENURE

This property is freehold.

#### AGENT NOTE

This property has the benefit of mains water and electricity, oil central heating and septic tank sewerage. The property has a 1/4 responsibility of the electric gate maintenance and to cover a quarter of the costs of emptying the septic tank. Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

