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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Home Farm Church Hill, High Littleton, Bristol, BS39 6HF



Price Guide £750,000

A detached period former farmhouse with self contained annexe and separate flat ideal for dependants and extended family or to derive a good secondary income.

- Adaptable Accommodation Suitable For A Range Of Buyers
- 2 Reception Rooms & Conservatory
- 28ft Live In Family Kitchen
- Utility/Boot Room & Shower Room
- 4 Double Bedrooms
- Bathroom & Separate Shower Room
- Annexe With Kitchen, Living Room, Double Bedroom & Bathroom (Linked And With Separate Access)
- Clear Scope For An Additional Letting Unit
- Self Contained Double Bedroom Flat
- Attractive Level Gardens. Ample Parking & Double Garage

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Home Farm Church Hill, High Littleton, Bristol, BS39 6HF

A HUGE VERSATILE PROPERTY IDEAL FOR MULTI GENERATIONAL LIVING OR TO GENERATE AN EXCELLENT INCOME.

Home Farm is a period detached house dating from circa 1850, subsequently extended and now providing extensive accommodation (in total some 3400 sq ft) arranged as a spacious family home with attached self contained annexe and separate first floor flat. There is also scope to create a further self contained unit if required.

The accommodation in the main house is well presented throughout. On the ground floor a sizeable entrance porch leads to a reception hall with a door leading to the inner hallway where the stairs rise to the first floor. There are two good size reception rooms on the ground floor and from the living room double doors open onto the uPVC double glazed conservatory. The heart of the house is a generously proportioned live in family kitchen which is appointed with a good range of units and has double doors opening onto the rear garden. A shower room and utility room/boot room complete the ground floor accommodation with a door leading from the utility room to an attached double garage. On the first floor there are four double bedrooms together with a bathroom and separate shower room. The annexe has a living room, kitchen/dining room, double bedroom and bathroom while the flat has an open plan living room with kitchen, double bedroom and shower room. These units could also suit holiday lets/AirBnB.

Externally, the property is approached over a block paved driveway leading to an extensive parking and turning area. There are level gardens laid predominately to lawn with trees and shrub borders and providing a pleasant setting for the house lying beyond a full width paved patio terrace ideal for outdoor entertaining in the summer months.

The village of High Littleton is well served by local amenities including a village post office, general store, hairdressers, pub, garage, parish church, primary school highly rated by Ofsted and social clubs. The nearby towns of Midsomer Norton and Keynsham (the latter with a Waitrose Store) provide a good range of day to day amenities while the cities of Bristol, Bath and Wells are in easy commuting distance.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH 2.65m x 2.64m (8'8" x 8'7")

Double glazed door and windows, tiled floor, ornamental ceiling beams, double glazed inner door to

RECEPTION HALL 3.05m x 3.04m (10'0" x 9'11")

Double glazed windows, radiator, oak flooring, door to

HALLWAY 4.89m x 1.90m (16'0" x 6'2")

Oak flooring, staircase rising to first floor with stripped pine turned balaustrading and built in storage cupboards beneath. Double glazed door and window to rear garden.

LIVING ROOM 4.87m x 3.66m (15'11" x 12'0")

Two double glazed windows, two radiators. Attractive stone fireplace with Bath stone mantle and wood burning stove. French doors to

CONSERVATORY 2.93m x 2.95m (9'7" x 9'8")

uPVC double glazed with opening top light windows, glazed roof with fitted blinds and french doors to terrace. Tiled floor with electric underfloor heating.

LIVE-IN-KITCHEN 8.53m x 3.59m to max reducing to 2.71m (27'11" x 11'9" to max reducing to 8'10")

Oak flooring, double glazed french doors leading to a terrace and double glazed window. The kitchen area is furnished with an excellent range of modern wall and floor units with solid wood work surfaces and upstands. The units provide a good range of drawer and cupboard space and incorporate wine and plate racks, integrated family size fridge, dishwasher, built in four ring hob with canopied extractor above and oven with microwave above. Ceiling mounted downlighters, kick space heater, inset one and quarter bowl sink unit with mixer tap, recycling drawer, radiator.

SITTING ROOM 6.75m x 4.06m (22'1" x 13'3")

Double glazed window, exposed stone walls, double glazed window to side aspect, beamed ceiling, fireplace recess (sealed) with deep alcove shelving, radiator. Door to annex and door to

INNER HALLWAY

Double glazed door to outside, radiator.

SHOWER ROOM

Fully tiled walls, double obscure glazed window, radiator. White suite with chrome finished fittings comprising low level wc, pedestal wash hand basin and corner shower enclosure with electric independent shower.

UTILITY ROOM/BOOT ROOM 4.03m x 3.0m (13'2" x 9'10")

Double glazed windows to two aspects, radiator. Furnished with a range of pine fronted wall and floor units with rolled edged work surfaces and tiled surrounds, inset stainless steel single drainer sink unit with mixer tap. Wall hung Vaillant gas fired boiler, plumbing for automatic washing machine and further appliance space. Double glazed door to outside and connecting door to double garage.

FIRST FLOOR

LANDING

Access to roof space, airing cupboard with fitted shelving and hot water cylinder.

BEDROOM ONE 4.90m x 3.87m (16'0" x 12'8")

Dual aspect with double glazed windows, radiator, built in wardrobes with overhead storage (included in measurements).

BEDROOM TWO 3.06m x 3.05m (10'0" x 10'0")

Double glazed window, radiator.

BEDROOM THREE 3.22m x 2.74m (10'6" x 8'11")

Double glazed window, radiator.

BEDROOM FOUR 3.67m x 2.88m (12'0" x 9'5")

Double glazed window overlooking the garden, radiator.

BATHROOM

Double obscure glazed window, heated towel rail. White suite with chrome finished fittings comprising low level wc, pedestal wash hand basin and bath with Mira Sport shower above, fully tiled walls.

SEPARATE SHOWER ROOM

Fully tiled walls and floor, white suite with chrome finished fittings comprising low level wc, pedestal wash and basin and fully tiled shower enclosure with thermostatic shower head. Heated towel rail.

SELF CONTAINED ANNEX (ON THE GROUND FLOOR) - with

KITCHEN/DINING ROOM 4.80m x 3.03m (15'8" x 9'11")

Double glazed window to two aspects, radiator, double glazed door to outside. Fitted with a range of modern wall and floor units with rolled edged work surfaces and tiled surrounds, inset stainless steel single drainer sink unit, built in oven and hob, plumbing for automatic washing machine.

SITTING ROOM 4.20m x 3.78m (13'9" x 12'4")

Double glazed window, ornamental ceiling beam and fireplace, electric panel heater.

BEDROOM 3.61m x 3.02m plus recess (11'10" x 9'10" plus recess)

Double glazed windows to dual aspects radiator.

BATHROOM

Double obscure glazed window. Suite of bath with mixer tap incorporating shower attachment, pedestal wash hand basin, tiled surrounds, radiator.

CLOAK/WC:

Low level wc and double obscure glazed window.

SELF CONTAINED FLAT

On the first floor and approached by an external metal staircase which leads to

SPLIT LEVEL LIVE IN AND KITCHEN AREA 5.57m x 3.73m (18'3" x 12'2")

LIVING AREA

Double glazed window and door to outside.

KITCHEN AREA

Double glazed window. Fitted wall and floor units with rolled edged work surfaces and tiled surrounds, inset stainless steel single drainer sink unit with electric immersion above, built in four ring hob and oven beneath, plumbing for automatic washing machine

BEDROOM 3.95m x 3.80m (12'11" x 12'5")

Double glazed windows with dual aspect, ceiling mounted downlighters.

EN SUITE SHOWER ROOM (included in measurements)

Low level wc and wash hand basin, fully tiled shower cubicle with independent electric shower, double glazed window. Electric heated towel rail.

OUTSIDE

The property is approached from Church Hill over a block paved driveway which is owned by Home Farm and over which two neighbouring cottages have rights of access. The driveway then opens onto an area of private driveway parking and turning space which is block paved facilitating ample off road parking which in turn leads to the

ATTACHED DOUBLE GARAGE 5.07m x 6.53m (16'7" x 21'5")

Double glazed window, power and light, electrically operated sectional up and over door.

GARDENS

The majority of the garden is on the south western side of the property, some 18m x 21m (59' x 69'). There is an extensive paved patio terrace with water feature which runs the full width of the property to the rear providing an ideal area for outdoor entertaining with its easy access from the kitchen, hallway and conservatory. Beyond the terrace is a level lawn with immaculately kept deep flower and shrub beds with trees. Timber garden shed and further paved patio area. There is access to both sides of the property leading to the rear parking area.

AGENTS COMMENTS

The property has the benefit of solar panels. These were installed in May 2011 and are owned by the Vendors rather than leased. This is a 4kw system subject to a 25 year index linked contract. In the past 12 months (to 5th March 2023), the total feed in tariff credit was £1936.

EPC RATINGS. Flat 60D, House 58D.

TENURE

Freehold. Neighbouring cottages enjoy access right across the initial section of driveway leading to Home Farm. The title shows a pedestrian right of way across the property in favour of Milward property to the rear, although we understand this has been disused for at least 30 years.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. The flat has a separate Band A assessment. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

