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Uplands Farmhouse Wellsway, Keynsham, Bristol, BS31 2SZ



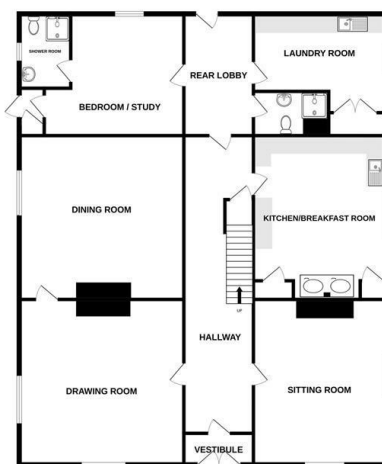
Price Guide £1,500,000

A beautiful detached period farmhouse offering extensive accommodation set on the southern edge of Keynsham adjoining open countryside with a level plot of some 1.2 acres.

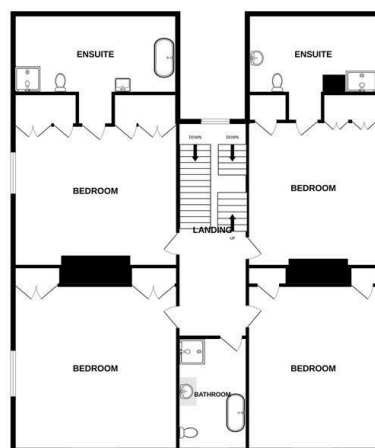
- Circa 5500 sqft of characterful accommodation
- Impressive central entrance hall
- 4 Reception rooms
- Kitchen/breakfast room with Aga with a range of bespoke units
- Laundry & ground floor shower room
- 8 Bedrooms
- 2 Bathrooms (1 en suite) & 3 shower rooms (2 en suites)
- Abundant parking
- Level walled plot with gardens extending to approximately 1.2 acres
- Secluded courtyard & outbuildings



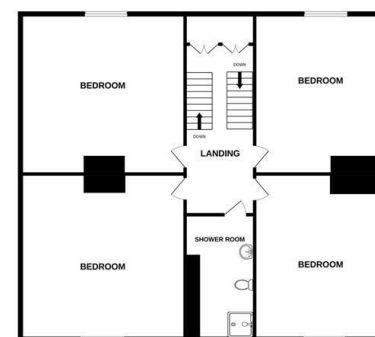
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Uplands Farmhouse Wellsway, Keynsham, Bristol, BS31 2SZ

Uplands Farmhouse is offered to the market following over 20 years in the current ownership. The property is an attractive stone built 17th Century period farmhouse which is Grade II Listed and offers extensive accommodation arranged across three floors which would make a superb large family home or a property that could house both home and business (subject to any necessary consents). In recent years the property has been a thriving bed and breakfast enterprise.

The house has attractive stone and part rendered elevations beneath a mainly pitched roof clad with glazed pan tiles, suggesting it originally formed part of the Popham Estate associated with Hunstrete House (now The Pig). The building is Grade II Listed and has considerable charm and character including mullion windows, stripped panelled internal doors, high ceilings, cut stone fireplaces and exposed beams on the upper floors. The property was refurbished at the time of the current owners purchase in 2002 but would now benefit from some further investment allowing a purchaser the scope to put their individual stamp on the accommodation and to carry out refurbishments to suit their own requirements.

The accommodation is approached through an impressive central hallway with a staircase leading to the upper floors and doors leading off to three main and virtually square reception rooms as well as a large kitchen/breakfast room which is very much the hub of the home with its range of bespoke wood units and cream Aga. Towards the rear of the property is an inner hallway leading to what could be a further reception room which is presently used as a bedroom with en suite shower room as well as a laundry and separate shower room.

The first floor has four double bedrooms, two of which have en suite facilities the others being served by a family bathroom with fittings in a Victorian style. The upper floor with its characterful sloping roof lines and exposed beams has four further bedrooms and a shower room.

The property is approached from Wellsway to an extensive rectangular "in and out" driveway which provides abundant parking. The gardens and grounds lie mainly to the south. These are level and walled laid predominately to lawn with a number of mature trees and shrubs together with paved areas including a wide paved terrace immediately to the front of the house.

Uplands Farmhouse enjoys a most convenient semi rural location on the southern fringe of Keynsham set back from Wellsway bordering open countryside to the south and close to the village of Burnett. The location enjoys far reaching views which can be particularly enjoyed from the upper floor rooms. The Town Centre with its railway station is under 2 miles away as is Waitrose Supermarket. The property is in the catchment of the well regarded Wellsway School and is an excellent commuting base. The City of Bristol which offers amenities on a regional scale is just over 7.5 miles away while the Georgian City of Bath, a UNESCO World Heritage Site, is approximately 6.5 miles away. Bristol Airport is 13.5 mile drive taking just over half an hour, while the Mendip Hills and Chew Valley are within easy reach offering a range of recreational facilities.

In all an extremely rare opportunity to acquire a substantial period house in a semi rural but not isolated position and viewing is highly recommended to appreciate the accommodation on offer.

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

GROUND FLOOR

ENTRANCE PORCH

Double doors to porch with flagstone floor, glazed inner door to

IMPRESSIVE HALLWAY 10.49m x 2.34m (34'5" x 7'8")

Part flagstone floor, staircase rising to first floor with cupboard beneath.

DRAWING ROOM 5.76m x 5.76m (18'10" x 18'10")

Dual aspect with windows to front and side aspects. Cut stone fireplace with wood burning stove, corniced ceiling, radiator.

SITTING ROOM 5.85m x 4.59m (19'2" x 15'0")

Dual aspect with windows to front and side aspects. Cut stone fireplace with open grate flanked by alcove cupboards. Corniced ceiling, radiator.

DINING ROOM 5.76m x 5.76m (18'10" x 18'10")

Window to side aspect with seat beneath, stripped wood floor, fireplace with Vigilant wood burning stove, radiator.

KITCHEN/BREAKFAST ROOM 5.76m x 4.53m (18'10" x 14'10")

Window to side aspect, tiled floor, ceiling mounted downlighters. Four oven cream oil fired Aga set in recess with tiled surrounds and mantle flanked by alcove pantry cupboards. The kitchen is furnished with a range of bespoke cream painted wooden units providing drawer and cupboard storage space with granite work surfaces and tiled surrounds. Inset one and quarter bowl sink unit with mixer tap, integrated dishwasher and glass china cupboard.

REAR HALL 4.50m x 2.42m (14'9" x 7'11")

Quarry tiled floor, double doors opening onto a rear courtyard.

BEDROOM/STUDY 4.50m to max x 4.27m (14'9" to max x 14'0")

Window to rear aspect, exposed ceiling beam, radiator. Door to lobby. Built in cupboard and door to outside making this room ideal as the basis for an annexe if required.

EN SUITE SHOWER ROOM

Window to side aspect, fully tiled walls and floor. White suite with chrome finished fittings comprising wc, wash basin and shower enclosure with thermostatic shower head. Heated towel rail.

LAUNDRY ROOM 4.55m x 3.36m (14'11" x 11'0")

Window to side aspect, quarry tiled floor. Cupboard with oil fired boiler and hot water cylinder, fitted wall and floor units with work surface above and tiled surrounds, inset stainless steel one and quarter bowl sink unit with mixer tap, plumbing and space for washing machine and ample further appliance space.

SHOWER ROOM

Fully tiled walls and floor. Suite of wc, wash basin and shower enclosure with thermostatic shower head. Heated towel rail.

FIRST FLOOR

LANDING & HALF LANDING

Window to rear aspect and staircase to second floor. Radiator.

BEDROOM 5.79m x 5.07m (18'11" x 16'7")

Window to side aspect with views across Keynsham. Radiator. Range of built in wardrobes to one wall (excluded from measurements). Concealed door to

EN SUITE SHOWER ROOM 5.75m x 2.78m (18'10" x 9'1")

Sloping roof line with exposed beams. Tiled floor. Classic white suite with chrome finished fittings comprising wc, pedestal wash hand basin, free standing roll topped bath with claw feet and mixer tap incorporating shower attachment and fully tiled shower enclosure with thermostatic shower head. Heated towel rail, ceiling mounted downlighters.

BEDROOM 5.06m x 4.60m (16'7" x 15'1")

Window to side aspect overlooking the gardens.. Radiator. Range of wardrobes to one wall (excluded from measurements). Concealing door to

EN SUITE SHOWER ROOM 4.47m x 2.50m (to max) (14'7" x 8'2" (to max))

Exposed beam and sloping roof line. Tiled floor. White white with chrome finished fittings comprising wc, pedestal wash hand basin with tiled splashback, fully tiled shower enclosure with thermostatic shower head. Radiator, ceiling mounted downlighters.

BEDROOM 5.77m x 5.80m (18'11" x 19'0")

Windows to front and side aspects, views across the gardens and towards the town of Keynsham. Radiator. Twin built in wardrobes (included in measurements).

BEDROOM 5.34m x 4.56m (17'6" x 14'11")

Windows to front and side aspects, radiator. Built in wardrobes (excluded from measurements).

FAMILY BATHROOM

Window to front aspect. Tiled floor and half tiled walls. Victorian style suite in white comprising wc with high level system, wash basin in marble top wash stand with cupboard beneath, free standing rolled top bath with claw feet and mixer tap incorporating shower attachment. Heated towel rail, fully tiled shower enclosure with rain head thermostatic shower.

SECOND FLOOR

LANDING

Half landing with built in linen cupboard. Light well. The room on this floor have characterful exposed beams and sloping roof lines.

BEDROOM 5.80m x 4.59m (to max) (19'0" x 15'0" (to max))

Window with rural views, radiator.

BEDROOM 5.80m x 5.87m (19'0" x 19'3")

Window to rear, ceiling mounted downlighters. Radiator.

BEDROOM 5.77m x 5.76m (18'11" x 18'10")

Window to front aspect with rural views, radiator. Attractive cast iron fireplace.

BEDROOM 5.76m x 4.60m (to max) (18'10" x 15'1" (to max))

Window to front aspect with rural views. Radiator. Ceiling mounted downlighters.

SHOWER ROOM

Tiled floor and part tiled walls. White suite comprising wc, wash basin, shower enclosure with thermostatic shower head.

OUTSIDE

The property is approached from Wellsway on an impressive driveway which sweeps to the front of the property and then continues to lead back out to the road with abundant parking and turning facilities and with the potential to construct garaging subject to obtaining necessary consents.

GARDENS & GROUNDS

Extending to approximately 1.2 acres of level walled grounds which lie to the west and south of the house and are laid predominately to lawn with a number of well established trees and shrubs. A paved terrace immediately to the front of the house and other paved areas within the garden providing areas for outdoor entertaining.

WALLED COURTYARD 14m x 4.16m (45'11" x 13'7")

Situated immediately to the rear of the house this secluded courtyard has doors to either end, while to one side lies a range of

OUTBUILDINGS 14m x 2.92m overall (45'11" x 9'6" overall)

Of stone and tile construction and comprising a disused wc, open fronted stores and enclosed storage area. These buildings have potential for conversion subject to obtaining necessary consents.

TENURE

Freehold.

COUNCIL TAX

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

ADDITIONAL INFORMATION

The property is Listed Grade II.

Mains water, electricity are connected.

The property has oil fired central heating. The Aga is oil fired. There is a plastic oil storage tank in the garden close to the house.

The property has a private drainage system which we understand drains to a tank in a nearby field in a third party ownership.

We understand there are no rights of way across the property with the neighbours making this a very private setting.

Energy Performance Certificate - As the property is Grade II Listed it is exempt from the requirement of an energy performance certificate.

Superfast Broadband available - up to 47Mbps (Source Ofcom)

Mobile Coverage likely available indoors via O2 & Vodafone and outdoors via EE, Three, O2 & Vodafone (Source Ofcom)

