

HUNTERS[®]

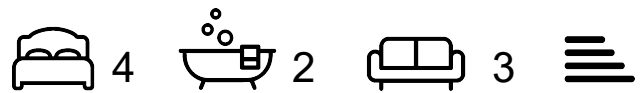
HERE TO GET *you* THERE



Hillview Farm

Hill, Nr Berkeley, GL13 9EE

£1,250,000



Council Tax: F



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Entrance

Via attractively tiled canopy porch to original solid front door that opens to;

Hallway

Spacious reception area that enjoys the feature of an attractive original staircase rising to the first floor. There is a generous recessed area that could be utilized for a piano or be used for a small work station. Oak flooring, wall mounted meters and radiator

Lounge

16'0" x 14'11" (4.88m x 4.57m)

Period style timber framed casement window with internal shutters. Feature period fireplace with slate hearth incorporating wood burning stove. Oak floor and radiator

Dining Room

15'11" x 13'5" (4.86m x 4.10m)

Period style timber framed casement window with internal shutters and window seat. Feature open fireplace incorporating slate hearth with inset wood burning stove. Built in cupboards and dresser units built into recess on either side of chimney breast. Oak floor and radiator

Snug/Family Room

16'2" x 12'7" (4.93m x 3.85m)

Period style timber framed casement window to rear with original flagstone floor. Feature cast iron stove and original separate bread oven, original dresser unit and doorway providing access to concealed staircase that rises to the first floor landing. Radiator

Kitchen

15'1" x 12'6" (4.60m x 3.83m)

Period style timber framed casement window with internal shutters. Original flag stone floor. Extensive range of various floor and wall units with central work station incorporating "Quartz" work surfaces. Double bowl sink unit with mixer taps and separate hot water tap, dual fuel cooking range with extractor hood over. Vertical radiator

Rear Lobby

Flag stone floor, panelled walls to dado level, solid original door to rear porch

Rear Porch

Vaulted ceiling, security locking door wo rear garden and period style windows to either side

Utility room

14'2" (max) x 9'5" (max) (4.32m (max) x 2.88m (max))

Period style casement window to side with solid timber door to second rear porch. Original flagstone floor, built in cupboard housing "Worcester" Oil fired central heating boiler with adjacent "Mega flo" water tank

Cloakroom

Flagstone floor, W.C, wash hand basin, extractor fan and heated towel rail

Workroom/Study

9'5" x 9'11" (2.88m x 3.03m)

Period style timber framed casement window. Quarry tiled floor

Landing

Period style timber framed casement window with internal secondary glazing. Feature stained and leaded light, radiator

Bathroom

12'7" x 9'7" (3.84m x 2.94m)

Period style timber framed casement window with internal secondary glazing. White roll top bath with W.C wash hand basin and tiled shower enclosure. 2 x Heater towel rails

Bedroom 1

13'11" x 12'11" (4.25m x 3.94m)

Period style timber framed casement window with internal secondary glazing. Built in wardrobes and shelving. Radiator

En-Suite

Period style timber framed casement window with internal secondary glazing. Vanity unit incorporating wash hand basin with W.C and tiled shower enclosure. Heated towel rail

Bedroom 2

16'6" x 13'10" (5.03m x 4.22m)

Period style timber framed casement window with internal secondary glazing. Built in wardrobes, picture rail, feature period cast iron fireplace, dado rail and radiator

Tel: 01454 411522

Bedroom 3

12'9" x 12'7" (3.90m x 3.85m)

Period style timber framed casement window with internal secondary glazing. Picture rail, built in wardrobe, access to very large loft area. Radiator

Bedroom 4

12'8" x 9'10" (3.87m x 3.0m)

Period style timber framed casement window with internal secondary glazing. Built in wardrobe and radiator

Gym/Office

17'0" x 11'0" (5.20m x 3.36m)

Originally thought to have been accommodation for a shepherd or farm worker, this detached building which is adjacent to the main farmhouse has good light from windows to the side and rear, power, light and water. Ceramic tiled floor

Front Garden

Level lawn enclosed by Yew hedging with well tended box hedging flanking the path that leads to the front door. There is a circular rose bed, flower borders and side access with concealed oil tank for central heating

Rear Garden

There is a paved courtyard with direct access to a substantial and secure garden shed with gate through to lawned area with established shrub hedging. Beds, borders and productive vegetable patch with fruit garden that incorporates strawberries, raspberries and blackcurrants. Furthermore there are peach and cherry trees. Timber framed greenhouse that is currently in need of glazing

Side Garden

From which can be enjoyed tremendous rural views, this level lawned area is enclosed by beech hedging with feature Oak Pergola spanning a paved patio. From this area there is a rose arch that opens to the orchard that incorporates a variety of mature apple and pear trees

Paddock

Approx an acre in size being enclosed and level with water supply

Stable

11'4" x 11'2" (3.46m x 3.41m)

Power with concrete base

Tack Room

11'6" x 6'0" (3.52m x 1.83m)

Adjacent to the stable with concrete base and power

Barn

30'0" x 19'11" (9.15m x 6.08m)

Substantial steel framed and timber structure with double doors and full height

Dutch Barn

Small open sided structure situated next to the modern barn

Drainage

The property has its own sewage treatment and is not connected to the mains drainage system

Material Information - Thornbury

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band F



Road Map



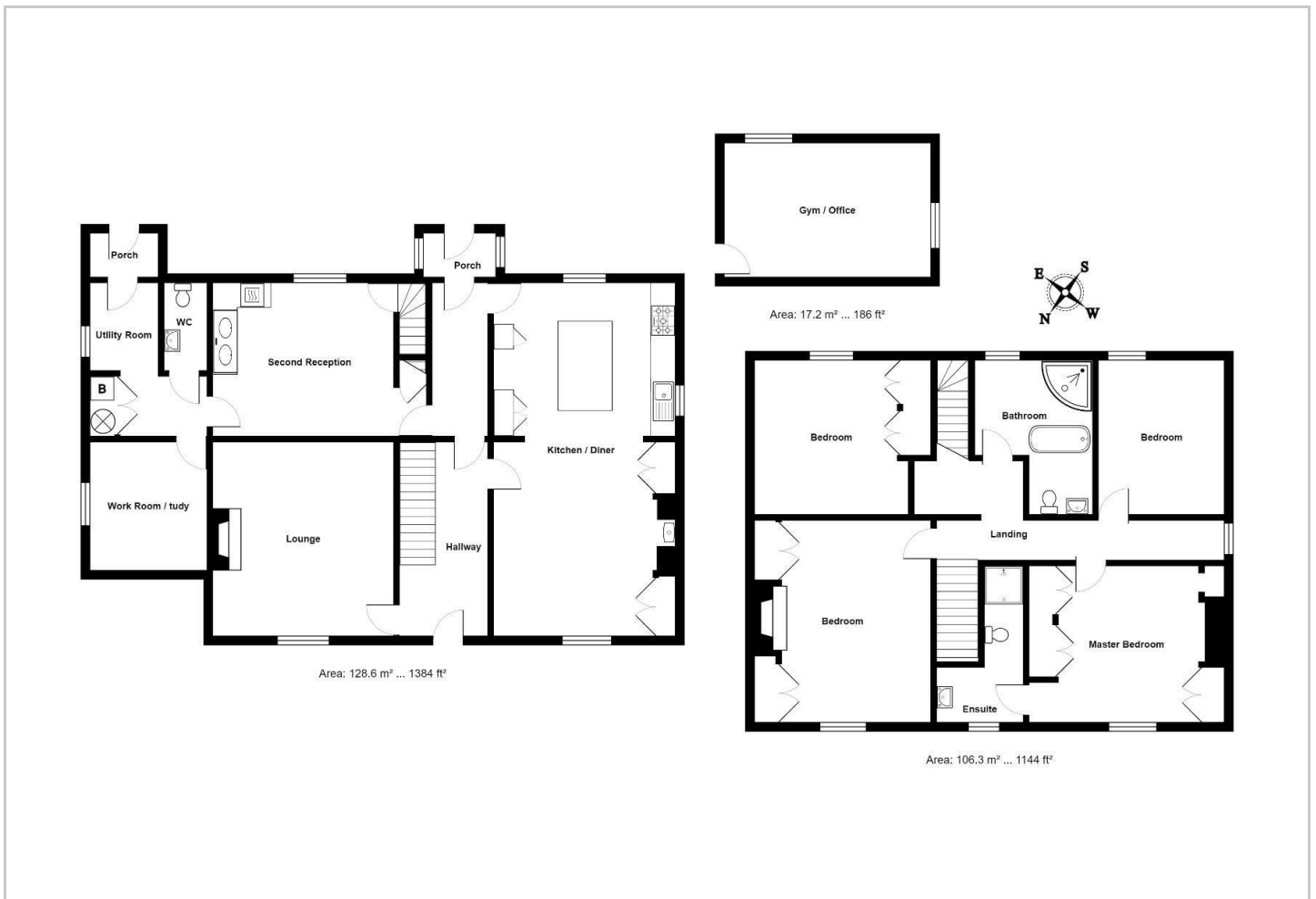
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.