



## HAZEL FARM

Upper Littleton, Chew Magna, Bristol, BS40 8HG



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A beautiful Grade II Listed Somerset farmhouse set in an idyllic rural setting amongst 3 acres of glorious gardens and grounds, coupled with extensive barns and outbuildings.

EXQUISITE SOMERSET FARMHOUSE OF CIRCA 4350 SQ. FT \* BARNs, STABLES AND OUTBUILDINGS OF CIRCA 4680 SQ. FT \* FABULOUS GARDENS AND PADDOCKS OF CIRCA 3 ACRES \* AGA KITCHEN AND GARDEN ROOM \* ELEGANT DRAWING ROOM, DINING ROOM AND HALLWAY \* FIVE BEDROOMS AND THREE BATH / SHOWER ROOMS \* BOOT ROOM AND UTILITY ROOM \* NUMEROUS OUTBUILDINGS WITH EXTENSIVE STABLING \* LANDSCAPED GARDEN WITH A SWIMMING LAKE AND PADDOCKS \* EXTENSIVE PARKING AND A SEPARATE ORCHARD \*

## Situation

Hazel Farm is situated on a quiet country lane in the pretty hamlet of Upper Littleton, between the villages of Chew Magna and Winford. Chew Magna provides several highly acclaimed pubs, a post office, general store, several restaurants and a number of further services.

Nearby is excellent fly-fishing and dinghy sailing on Chew Valley lake, with acres of open country on the doorstep for walking, horse riding and cycling.

Bristol itself is a little over 6 miles to the north and widely regarded as the "gateway to the West" with the M5 just under 10 miles away and Bristol Airport just 4 miles to the west. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 7.2 miles away.

Within striking distance are several excellent independent schools such as Sidcot, The Downs Preparatory School, Clifton College and Bristol Grammar School all within 10 miles. Local schools include Chew Valley Primary and Winford Primary, as well as Chew Valley Secondary School all of which are rated Good.

## For Sale Freehold

With history layered throughout each room, the elegant proportions of Hazel Farm provide exquisite accommodation over two floors. It is believed a dwelling house has been on the site of Hazel Farm since the 11th Century, with the current Somerset "longhouse" being built around the mid-seventeenth century and Listed Grade II.

The house enjoys an easy and relaxed layout, much loved by the current family and improved over their years of ownership.







Without a doubt, the heart of the house is the AGA kitchen, providing plenty of space for all the trappings of country life; dogs and pets of all sizes, a large breakfast table, double Belfast sink, flag stone floors and a door leading out to the garden.

Original flagstones form a part of much of the ground floor, spreading from the hallway and into the dining room and drawing room. The drawing room itself is a stunning room with an oversize carved-stone fireplace and open hearth below; a perfect Christmas celebration space.

The dining room too enjoys an elaborate fireplace; with both rooms enjoying pretty shuttered stone mullioned windows.

Accessed from the hallway is a versatile reception space currently arranged as a home office, with a secondary staircase leading up to the first floor. This could make the perfect space for a dependent relative, as it has access to a double bedroom and shower room above.

Adjacent to the kitchen is a charming modern garden room, with stripped wooden floors and catching much of the day's sun. A door leads out to a pretty courtyard garden, and a gate leads out from the courtyard across the lane to a private orchard beyond.

Also on the ground floor is a useful utility room, and a fitted shower room complete with a w.c and wash basin.

Upstairs, over the first floor are five bedrooms. The master bedroom is exquisite, with a triple aspect and views over the gardens, paddocks and across the internal courtyard. The bedrooms are served by a well-appointed family bathroom, along with the aforementioned two separate shower rooms.

### Outbuildings

Hazel Farm enjoys a number of outbuildings, with the current owners converting many of them to stabling taking full advantage of the private paddocks and excellent riding opportunities nearby.

The main barn (57' x 30') has been converted to provide a number of American style loose boxes with space for a tack room and hay storage. In addition there are four further stables within a self-contained block and four further barns.

NB: There is a generous circa 770 sq. ft of additional barn floor space which has not been measured, giving some circa 5450 sq. ft of floor space within the outbuildings.





Subject to consent, these could be considered for conversion to home office suites, short term accommodation or further self-contained accommodation.

The whole is set around an attractive internal courtyard with plenty of space for a number of cars, horse boxes / lorries and other agricultural machinery.

### Outside

The gardens of Hazel Farm are exquisite, with a beautifully landscaped family garden taking in an expanse of lawn, mature borders, watercress bed, vegetable garden and a bucolic "swimming lake" providing the perfect space for family picnics and BBQ's lasting long into the evening.

There is a direct access to nature with an abundance of bird, animal and insect life and the chance to watch the seasons change from Spring through to Winter.

Adjacent to the garden are two paddocks totalling circa 2.5 acres with post and rail fencing providing space for several horses to graze, or space for children of all ages to enjoy.

### Services

Oil fired central heating and hot water. Mains electricity and water. Private drainage. Telephone and Fibre Broadband by private arrangement.  
EPC: F

### Local Authority

North Somerset Council: Tel: 01934 888 888

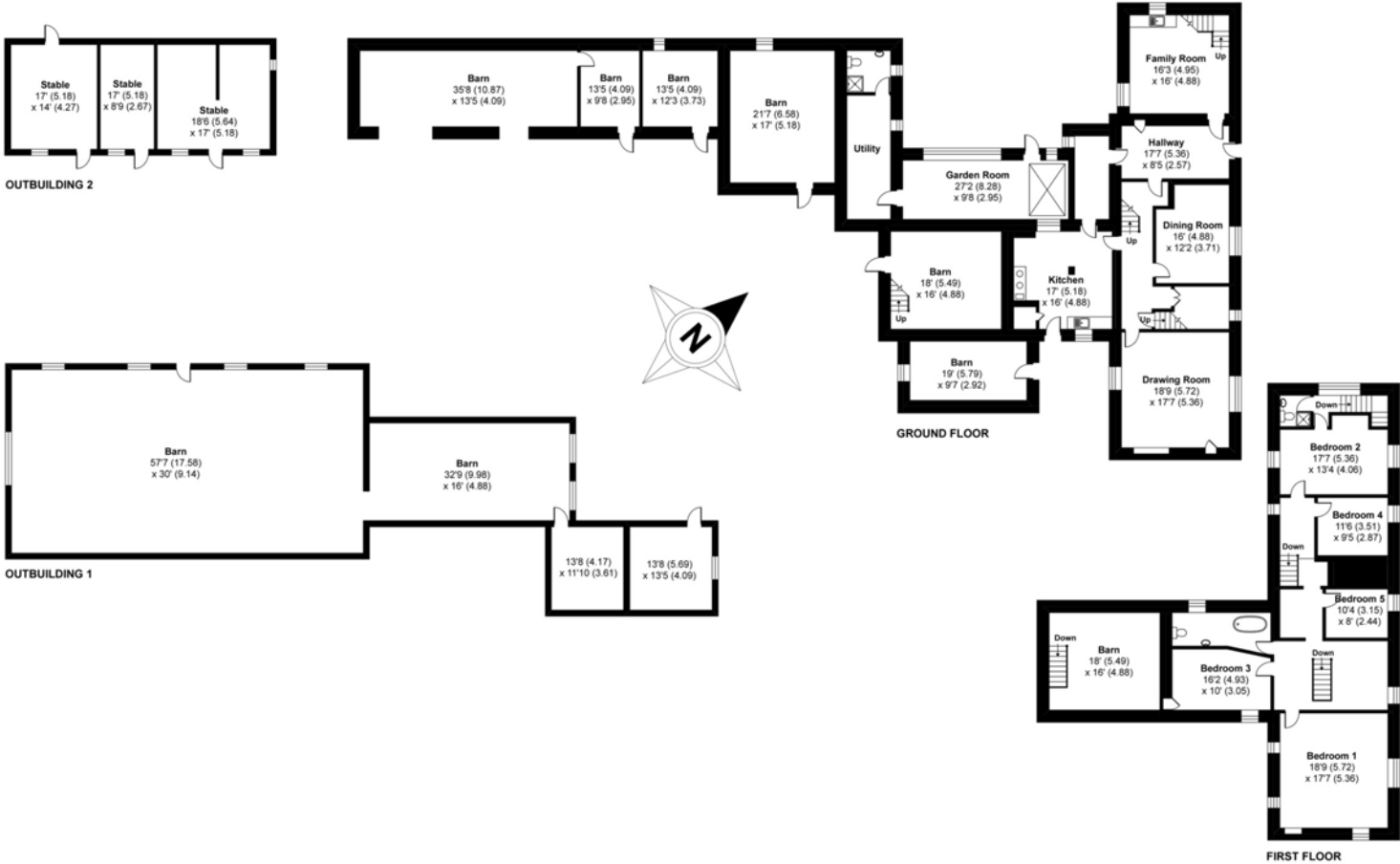
Council Tax: Band G.

Directions: Postcode: BS8 8HG



# Upper Littleton, Winford, Bristol, BS40 8HG

Approximate Area = 4357 sq ft / 404.8 sq m  
 Outbuilding = 4678 sq ft / 434.6 sq m  
 Total = 9035 sq ft / 839.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Rupert Oliver Property Agents. REF: 636998



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