



LYDES FARM

Stowey, Pensford, Bristol, BS39 4DW

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An exceptional family house approached via a charming tree-lined drive with extensive garaging, home office / studio and circa 2.75 acres of park like gardens and grounds.

* PRINCIPLE DETACHED FARMHOUSE OF CIRCA 4000 SQ. FT *
INTEGRATED DOUBLE GARAGE AND FURTHER COVERED PARKING *
CHARMING TREE-LINED DRIVE * GARDENS AND GROUNDS OF CIRCA 2.75 ACRES *
FOUR RECEPTION ROOMS AND A FAMILY KITCHEN AND BREAKFAST ROOM *
SUPERB MASTER BEDROOM SUITE * FOUR FURTHER BEDROOMS AND TWO BATH / SHOWER ROOMS *
UTILITY ROOM AND CLOAKROOM * ENCLOSED COURTYARD GARDEN, GROUNDS AND WOODLAND

Situation

Stowey is a small village just under two miles from Chew Valley Lake, with excellent road infrastructure into Bath, Bristol and the wider South West.

Nearby activities include sailing on Chew Valley Lake, fishing on Chew Valley and Blagdon lakes, horse riding, road cycling and plenty of well-regarded golf courses.

Bristol and Bath are both highly regarded for their independent schooling as well as access to Millfield, Sidcot and Wells.

Bristol city centre 10.5 miles; Chew Magna 3 Miles; Bath 12.4 miles; Bristol Temple Meads Train Station 10.6 miles; Bath Spa Train station 12.5 miles; Bristol Airport 9.7 miles.

For Sale Freehold

Lydes farm is a charming detached farmhouse; much loved, cared for and improved by the current owners over the past forty years or so of their ownership.

A quiet no-through lane leads to the gated tree-lined drive, with vehicular access to the farmhouse into a wide turning circle with a double garage and further covered car-ports.

Surrounded by its own park like gardens and grounds, carefully curated and cultivated by the current owners it offers a high degree of peace and quiet, privacy and beauty.





On entering there is plenty of natural light, and the house has been sympathetically and tastefully decorated throughout, with a relaxed country charm ideal for families of all ages and size.

Arranged over two floors, it offers almost 4000 sq. ft of internal accommodation.

Across the ground floor there is a welcoming entrance hall, with immediate access to the left to a cloakroom, utility room and plant room, also providing direct access to the integrated double garage.

To the south side of the house, catching much of the day's sun, is a stunning 30' sitting room, with a dual aspect and twin pairs of French doors leading out into the enclosed dining terrace.

Accessed from the other side of the entrance hall are a suite of further reception rooms presenting a huge degree of versatility with a formal dining room, snug / family room and study (bedroom 6).

In addition, there is a charming family kitchen with an AGA, leading into a light-filled breakfast room with access out to the garden.

Upstairs lie five superb double bedrooms, with a sumptuous master bedroom suite with a walk-in dressing room and en-suite bath / shower room. There is also an en-suite bathroom to bedroom two with the remaining three bedrooms sharing a well-appointed family bathroom.

Outside

The gardens and grounds at Lydes farm are exquisite; with some 2.75 acres of landscaped space to enjoy, relax and entertain in.

Immediately to the south of the house is a "Mediterranean" style dining terrace, complete with mature olive tree and directly accessed from the sitting room; whilst wrapping around to the south west of the house is a further paved terrace to sit back and relax on.

Right of Way: A bridle path runs along the southern boundary behind a belt of woodland. There is vehicular right of way across the very start of the drive for the neighbouring properties.

Services

Mains water and electricity. Oil fired central heating. Private drainage. Broadband by contract with BT.

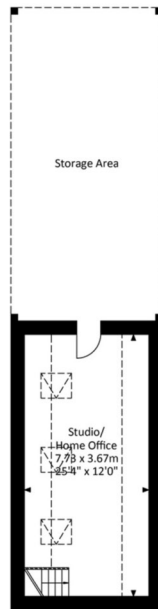
Local Authority

Bath and North East Somerset Council. Tel: 01225 477000 Council Tax: Band F.



Lydes Farm

Approx. Gross Internal Area
 3961 Sq.Ft - 368.0 Sq.M
 Garage
 452 Sq.Ft - 42.0 Sq.M
 Carport/Studio/Home Office
 828 Sq.Ft - 77.0 Sq.M
 Total Area
 5241 Sq.Ft - 487.0 Sq.M



Studio/Home Office
 (Above Garage/Carport)

For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



First Floor

Ground Floor



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