



Kingcott Farm House

Beggar Bush Lane, Abbots Leigh, Bristol, BS8 3TF



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An exceptional architect designed family home in a little under 6 acres of gardens and grounds; with 6 double bedrooms, 4 bathrooms, a suite of versatile reception rooms and abundance of parking.

Stunning 4100 sq. ft architect designed family home | Fabulous natural light and easy flow from inside out into the gardens | Light-filled double-height atrium with a climbing wall and open reception space | Superb living accommodation with wrap-around sitting room, dining room and family kitchen | Study, separate games room and a gym | Six double bedrooms, four bathrooms (two en-suite) and two cloakrooms | Fitted boot room and a separate utility & plant room | Landscaped gardens, grounds and an adjoining field in all circa 6 acres | Private drive and expanse of parking | Ground mounted solar panels helping towards the annual electricity costs | EPC: D

Situation

Kingcott Farm House sits in an enviable semi-rural setting between the sought-after villages of Abbots Leigh, Leigh Woods and Lower Failand; bordered to the south by the open acres of the Ashton Court Estate and surrounded by open country, public footpaths and bridleways and distant views across the channel to Wales.

On the doorstep is the acclaimed Bristol & City Golf Club, and nearby Long Ashton Golf Club; with a David Lloyd Leisure and Rackets Club just an 8 minute drive (or walk across the estate) to the south.

Bristol is renowned for its schooling and many local parents have children at leading Bristol independent schools such as The Downs (a 9 / 10 minute drive) to the west and Butcombe Prep & Clifton College to the east (2.6 miles); as well as Clifton High School, Bristol Grammar School, Redmaids and Badminton School for Girls all within a 10 to 15 minute drive away.

For Sale Freehold

Kingcott Farm House is a stunning architect designed house, built around an existing 1960's farmhouse to create superb family accommodation extending to a little over 4100 sq. ft.







The present owners, who have lived in the property since 2009, sensitively yet dramatically extended the house to create the home we see today; complete with its striking curved zinc roof and easy flowing light-filled family accommodation.

The emphasis is truly on the outside, and the property's idyllic setting; with most of the ground floor reception spaces spilling out into the gardens as well as enjoying oversized double glazed picture windows.

Double glazed throughout and with underfloor heating, the house enjoys a healthy contribution towards its annual running costs from its own sixteen ground mounted solar panels.

Approached via a long private driveway, the house affords parking for numerous cars and vehicles, flanked by open fields and a useful workshop.

On entering the house, the 25' high atrium fills the entrance hall with light, with the front wall providing space for an impromptu indoor climbing wall. Opposite is the striking steel, glass and wooden gull-winged staircase leading up to the first floor accommodation.

Built unashamedly for families, there is a superb dedicated and fitted boot room; with more than enough room and fitted storage for everything school and a growing family might need, day to day!

Divided neatly into two "wings", the principal living accommodation is to the left of the hall, with a superb open-plan wrap-around dual aspect sitting and dining room; semi-divided by an open fireplace.

The dining room is immediately adjacent to the kitchen, with sliding doors, is accessed via a small snug, creating a hugely sociable layout and full "360 degree" access. The kitchen is a generous 21' long with a triple aspect and two opening 90 degree doors out into the rear garden; with views across open fields to Wales beyond.

There is plenty of room for an informal breakfast table and chairs, as well as plenty of fitted floor and wall mounted storage.

The opposite side of the hall lends itself to creativity, study, relaxing in-front of the picture windows with a good book, and even enough space in the hall for a baby grand. The rooms are loosely divided into a spacious home office, games room and gym (these two spaces can be opened up to each other or "closed off" at will) as well as a large fitted utility room opening into the side garden.

In addition, there are two cloakrooms off the entrance hall catering to any family's needs as well as an easily accessible plant room.

Upstairs, the gull-wing staircase splits left to right; with three bedrooms and two bath / shower rooms to each side.





The principal bedroom is to the left side, with a dual aspect, superb views and a balcony with access to a fitted dressing room. Opposite lies a further generous bedroom again with a dressing room and lovely views with a third bedroom to the side benefitting from an en-suite bathroom. There is a large family bathroom complete with a three piece suite and shower.

It is worth noting that consent has previously been granted to create a larger "master suite" comprising a master-bedroom, en-suite and a walk-in wardrobe, plans of which can be made available.

To the right hand side of the stairs lies a perfect "children's wing"; with three excellent double bedrooms approached via a stunning glazed landing affording far-reaching rural views.

Two bedrooms share a well-appointed contemporary shower room, with the third enjoying the use of its own en-suite.

Outside

The gardens and grounds of Kingcott Farm House are a distinguishing feature; with a wonderful expanse of west facing lawn leading off from the sitting room providing a hugely sociable and enjoyable space for families of all ages to enjoy. At their western end they culminate in a small copse perfect for camping, the occasional bonfire and attracting local wildlife.

As they wrap-around the house to the rear they take in the views across the several acres of open field owned by the house, protecting its views and providing potential paddock space should a new owner require it; culminating in the "rear" garden, catching the setting sun from its wooden summer house with distant views and enjoying al-fresco dining next to the outdoor kitchen.

To the front is an expanse of parking, enough for a number of vehicles, whilst the garden leads off from the drive to the solar panel "park" with 16 Phono Solar Panels generating circa 3,100kWh pa.

Services

Mains water and electricity. Mains water and electricity. Private drains (cesspit). 16 solar panels. Air source heat pump. Electric central heating system. Double glazed throughout.

Local Authority

North Somerset Council: 01934 888888

Council Tax: Band G

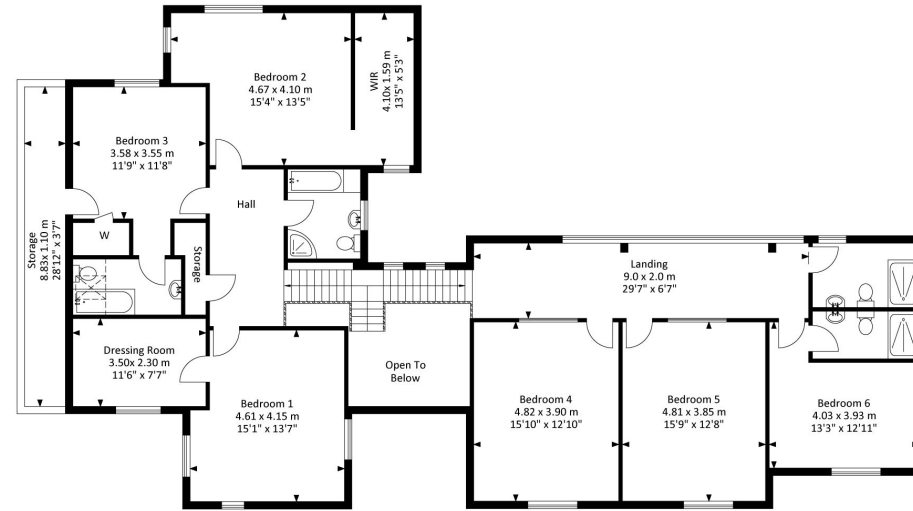
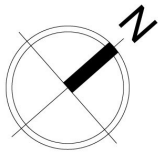
Directions: Post Code BS8 3TF

Viewing: Strictly by appointment with Rupert Oliver Property Agents

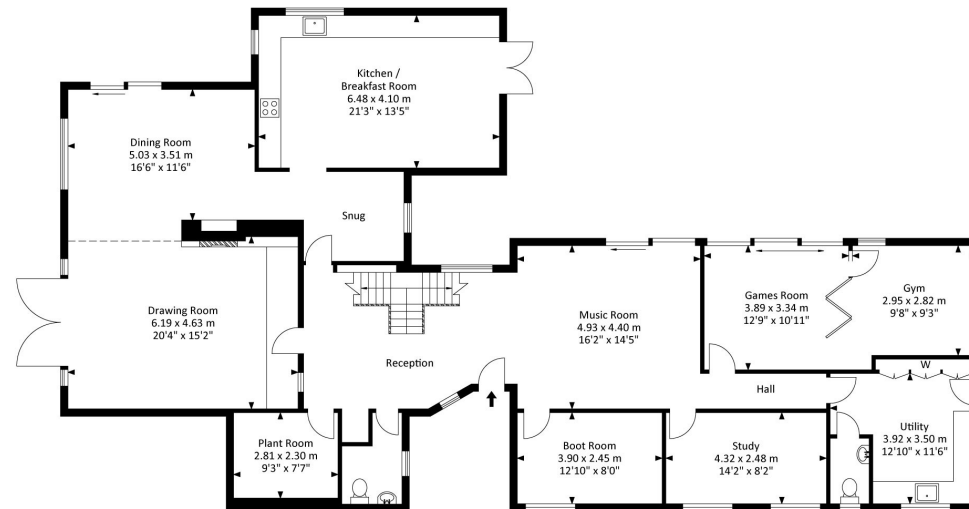


Beggar Bush Lane, Bristol

Approx. Gross Internal Area
4117.0 Sq.Ft - 383.0 Sq.M



First Floor



Ground Floor

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.