



Home Farm House

Foxholes Lane, Tockington, Bristol, BS32 4PF



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A stunning 6-bedroom family home in a sought-after semi-rural location with a detached one bedroom annex set in glorious south and west facing wrap around gardens.

A beautifully refurbished period farmhouse | "The Dairy" a detached one bedroom annex | Beautiful open rural views | Stunning open plan kitchen, dining room and family room | Sitting room and a separate snug / playroom | Study and a glazed sun-room / conservatory | Five family / guest bedrooms and two bath / shower rooms | Superb master suite with a walk-in dressing room and en-suite bathroom | Beautifully fitted utility, boot room and a separate cloakroom | Wrap-around south and west facing fully enclosed gardens | Gated drive with gravelled parking for numerous vehicles

Situation

Situated in a semi-rural location, on the edge of the Old Down Estate and roughly equidistant between Olveston and Tockington, Home Farm House is enclosed by its own gardens and detached "Dairy House" presenting secondary accommodation.

Tockington itself is a popular village in South Gloucestershire, with a fabulous local pub, The Swan, and a strong local community; whilst the nearby hamlet of Old Down also boasts a superb family pub – The Fox surrounded by miles of open country.

The nearby village of Olveston provides excellent amenities including a convenience store, an independent butcher, further pub and a primary school rated Good by OFSTED (2019).

The "School Hopper" bus leaves from Tockington village (1 mile) taking children to and from many of Bristol's leading independent schools with Tockington Manor (Prep) School a mile walk or bike ride away.

The village is popular with parents commuting into Bristol for work, as well as to Bristol Parkway (5.6 miles) providing regular high-speed train services to London (68m to Paddington). The M5 (J16) is just 5 miles away giving convenient access to the national motorway network.







For Sale Freehold

From the outset, the warm-hue of Home Farm's honey coloured stone walls welcomes you into a truly fabulous family home.

Set on the edge of the historic Old Down Estate, Home Farm House presents wonderfully versatile and beautifully presented accommodation set over two floors; complete with a detached annex, "The Dairy" providing versatile guest / au pair accommodation or a useful secondary income stream.

Over the past 16 years the current owners have brought up their three children here, whilst comprehensively refurbishing and improving the property; most recently creating the fabulous family kitchen and dining room.

Accessed via a five bar gate leading into an expanse of gravelled parking and a turning circle, set around a mature Holm Oak, the original wooden front door leads into the house and a charming flag stone entrance hall complete with an open fire place.

Flanking either side of the entrance hall are two lovely dual-aspect reception rooms; the effortlessly charming sitting room with its wood burning stove, stone chimney breast and timber mantle and a lovely snug, also with a wood burning stove and timber mantle.

To the rear of the hall is access to the study, which in turn leads out to the triple aspect glazed garden room, also currently used as a study but equally a superb sun-room; south facing and with French doors leading out into the garden.

The heart of the home however is the stunning open plan kitchen, family room and dining room; anchored around the beautifully fitted kitchen with its oversize central island, AGA cooker and extensive range of bespoke fitted cabinets. The room is flooded with light from its dual aspect and oversize ceiling lantern, with bi-folding doors flowing out into the west facing garden.

Adjacent to the kitchen, with a rear door to the garden is an exceptionally generous utility and boot room; with a further extensive range of fitted cabinets, Belfast sink, coat hooks and plumbing for a washing machine and dryer. This room leads into the downstairs cloakroom; with a w.c and wash basin.

Upstairs the house boasts five generous double bedrooms, served by three well-appointed bath / shower rooms.

Unashamedly, the master suite occupies a significant footprint, with a beautifully proportioned master bedroom leading into the sizeable walk-in wardrobe and dressing room which in turn leads into the luxury en-suite bath and shower room. With some gorgeous rural views this is a lovely space to relax and unwind in the contemporary twin ended bath, and shower in the oversize walk-in shower cubicle.





The remaining five bedrooms share the choice of a large family bath / shower room and a separate shower room situated just opposite the fifth bedroom.

It is worth noting all the bath / shower rooms have opening casement double glazed windows and all of the bedroom windows are double glazed too.

The Dairy

Set away from the main house, giving both properties a high degree of privacy is the hugely versatile old "Dairy", a detached single storey one bedroom annex. This is a hugely versatile space, recently extended by the owners to provide an open plan kitchen sitting room, double bedroom and en-suite bath & shower room. A great space for dependent relatives, an au pair, older children or a useful rental income.

Outside

The gardens are a super feature of the house; immensely private and catching much of the day's sun as it covering each of the east, south and west facing orientations.

The south and west facing larger lawns are level with plenty of room for children and families of all ages and size to enjoy; with a generous terrace leading out from the kitchen for al-fresco dining.

To the rear is a smaller, fully enclosed courtyard and a great sun trap; a perfect spot for a table tennis table or sheltered al-fresco dining.

The parking to the front is expansive with space for numerous vehicles, circling an old Holm Oak tree (complete with swing) proving a beautiful front drop to the house and year round colour and form.

Services

Mains water and electricity. Private drains. Oil fired heating and hot water. Telephone and Fibre Broadband by private arrangement.

Local Authority

South Gloucestershire Council: Tel 01454 868009

Council Tax: Band H

Directions: BS32 4PF

As you enter The Old Down Estate "The Dairy" is immediately on the right hand side. Take the next right hand entrance, marked Home Farm House and park inside on the drive.

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area
3164.19 Sq.Ft - 293.92 Sq.M

The Dairy
439.8 Sq.Ft - 40.9 Sq.M

Garden Store
98.81 Sq.Ft - 9.18 Sq.M

Total Area
3702.80 Sq.Ft - 344.0 Sq.M



Garden Store



The Dairy



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.



Ground Floor



First Floor



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