



VINE FARM, OLD HILL, EDGE OF THE CHEW VALLEY, BS40 8DY







VINE FARM  
OLD HILL  
WINFORD  
NORTH SOMERSET  
BS40 8DY

"A well presented rural retreat on the doorstep of Bristol, boasting over 5,000sq. ft of outbuildings and accommodation and set within a total plot of over 6 acres of beautiful gardens, arboretum and potential for income "

**SITUATION**

Situated within North Somerset on the outskirts of Winford lies Vine Farm. On the edge of the Chew Valley the property is ideal for those looking for rural lifestyle yet being easily commutable to Bristol.

Local facilities include the well regarded Winford primary school with Secondary schooling available at the highly respected Chew Valley School.

Local amenities within the village of Winford also include a local pub and post office/shop. The Chew Valley is well known for its country lifestyle with a number of activities available locally including Fishing on the Chew Valley lakes, excellent walks, shooting and riding.









## DESCRIPTION

An impressive country residence set within established parkland grounds, beautifully stocked and set in a total plot of around 6.2 acres of land. Vine farm with over 5000 sq. ft. of space, well proportioned rooms and versatile accommodation including a detached annexe (subject to being finished) ideal for guest accommodation, large garage and workshop all within an idyllic location.

Sitting behind a private walled garden, with access via beautiful wrought iron electric gates, this handsome house has been a much loved family home. With a wealth of features. As depicted via the floorplan there is a good size sitting room, large fitted kitchen/breakfast room (32ft), with range of base and wall units, large AGA and separate Breakfast area. A well proportioned dining room off opens through to a stunning conservatory with beautiful views down the garden and overlooking the arboretum. The downstairs also features a large hallway, cloak room W.C and useful utility room.

The first floor has an equally impressive space, with a generous master bedroom with en-suite, four further double bedrooms serviced via the main family bathroom. All the bedrooms enjoy views over the gardens and rolling countryside.









#### GROUNDS & GARDENS

The gardens are well established and have been lovingly cared for by the current owners, with most of the various trees planted by hand. The arboretum includes species from all over the world. On entering the property you immediately notice a large monkey tree, a superb pond, Well, and a lovely vine pergola. The extensive patio is ideal for outdoor dining and enjoying summer evenings.

To the rear of the property are the formal gardens and lawn areas, there is an abundance of various flower and shrub borders with mature shrubs and trees enclosing, raised rear patio to the back of the property.

Approached from the main drive through a tree line track is the former site area with trees that provide screening to the main house and provides up to 6 bays for camping including water and hook up points.

Located to the front left side of the property is a vegetable area with a green house which leads you through to the main gardens or the left side wood gardens. Total plot 6.2 acres.

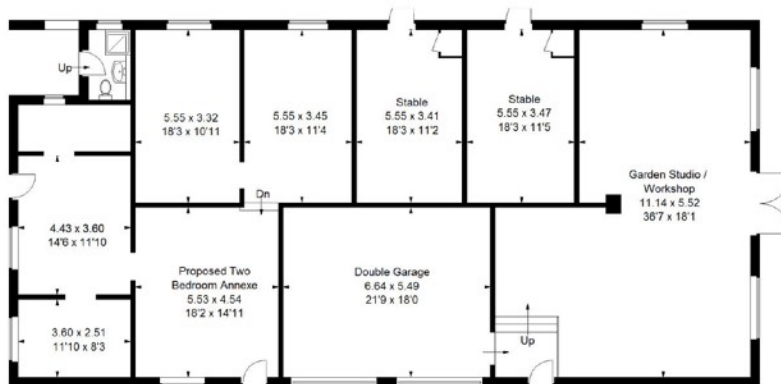
#### OUTBUILDINGS

The outbuilding currently comprises of a 36ft workshop, double garage, 2 stables and a partially converted 2/3 bedroom annexe that could provide multi generational living.

#### DIRECTIONS

Proceed out of Bristol along the A38 taking the turning left in the direction of Chew Magna and Winford. Take the right at The Prince Of Waterloo onto Felton Lane. Continue around 1 mile taking the left onto Old Hill. The property is the first on the left hand side.

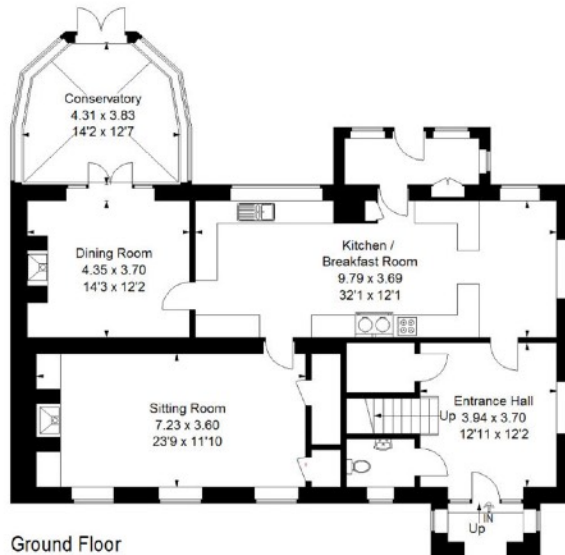




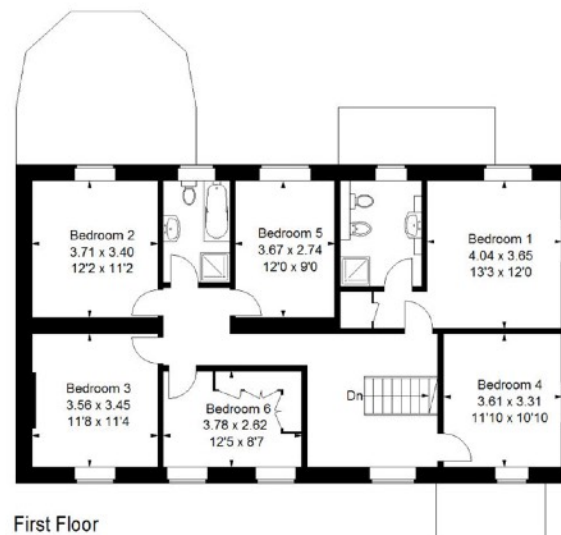
Outbuilding  
(Not Shown in Actual Location / Orientation)

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Approximate Gross Internal Area = 246 sq m / 2648 sq ft  
Outbuilding = 257 sq m / 2766 sq ft  
Total = 503 sq m / 5414 sq ft



Ground Floor



First Floor

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