



Grove View, Upper Littleton, Bristol, BS40 8HF

Grove View, Upper Littleton, Bristol

- Stone Farmhouse circa 2500 sq ft
- Grounds of One Acre
- Large Kitchen/Breakfast Room
- Four Reception Rooms
- Four Bedrooms
- Two en-suites and a Luxury Family Bathroom
- Boot Room and Utility
- Outbuildings with Lapsed Planning
- Double Garage and Parking
- NO FORWARD CHAIN



STUNNING SOMERSET LONGHOUSE STYLE FARMHOUSE

If traditional style and the highest quality are your must-haves, this is a property you need to see!

This oh-so-stylish home is set in beautiful grounds of one acre with stunning countryside views and a sweeping driveway.

The stone-built house dates back to the 1800s with features from that period including an Inglenook fireplace and exposed beams throughout. Tradition is combined with a stylish modern vibe - it is a stunning home totalling circa 2500sq.ft.

The kitchen/breakfast room is bespoke with ample cabinet storage, a gorgeous range cooker and is a lovely space to entertain with friends and family. There is a useful utility/boot room accessed from the hall with a separate downstairs loo.

Leading from the entrance hall, there is a fantastic amount of flexible family/living space – a room for all purposes - three have feature fireplaces and all are light and bright with windows overlooking the surrounding grounds.

On the first floor, and leading from the light and airy landing, are four good sized bedrooms. The principal bedroom has an elegant ensuite with a walk-in shower and a free-standing stone resin bath – star-gaze from here!

Another bedroom has a neat ensuite and fitted wardrobe and yet another has a bespoke shelving and mezzanine bed. There is a bonus space which is a fitted high-tech cinema/gaming room. A stylish bathroom completes this floor.

Outside the sunny south facing gardens are superbly maintained with lots of areas of interest including a small orchard with apple, plum and fig trees. Enclosed by hedges within the garden is a kitchen garden with raised vegetable beds and a very elegant greenhouse with its own supply of fresh rainwater.

The detached garage has electric doors and access to full sized storage area above. An outbuilding with lapsed planning would make a fabulous annexe and this also benefits from the gorgeous views. There is a contemporary outdoor office space within the garden – perfect for working-from-home days or use as a playroom or hobby room – endless possibilities! There is plenty of parking too.

All of the amenities that the village of Winford affords are a short walk away across fields – the school bus even stops at the bottom of the drive! This home really does have it all.

Our vendors have loved living here - the energy and passion they have put into creating this gorgeous country home really shines through. There is NO FORWARD CHAIN.



ABOUT THE VILLAGE

Upper Littleton is situated between Chew Magna and Winford within the charming Chew Valley.

Chew Magna has a good range of local shops including a well-stocked supermarket, butcher, gift, and flower shop, wine shop and post office and hairdressers.

There are also four public houses one of which The Pony and Trap has been awarded a Michelin star and a fish restaurant. Also nearby is The Pig Bath restaurant and hotel which is highly rated.

Winford village has a strong community feel which centres around the excellent primary school and the wonderful village pub, The Prince of Waterloo is a fantastic family pub serving marvellous roast dinners.

The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 6'6" x 13'0"
 SITTING ROOM 25'3" x 11'7"
 DINING ROOM 17'2" x 10'8"
 STUDY 13'1" x 13'0"
 FAMILY ROOM 13'2" x 13'2"
 KITCHEN/BREAKFAST ROOM 16'0" x 13'5"
 HALL 6'6" x 5'4"
 UTILITY ROOM 10'8" x 8'8"
 LOO 4'5" x 5'9"

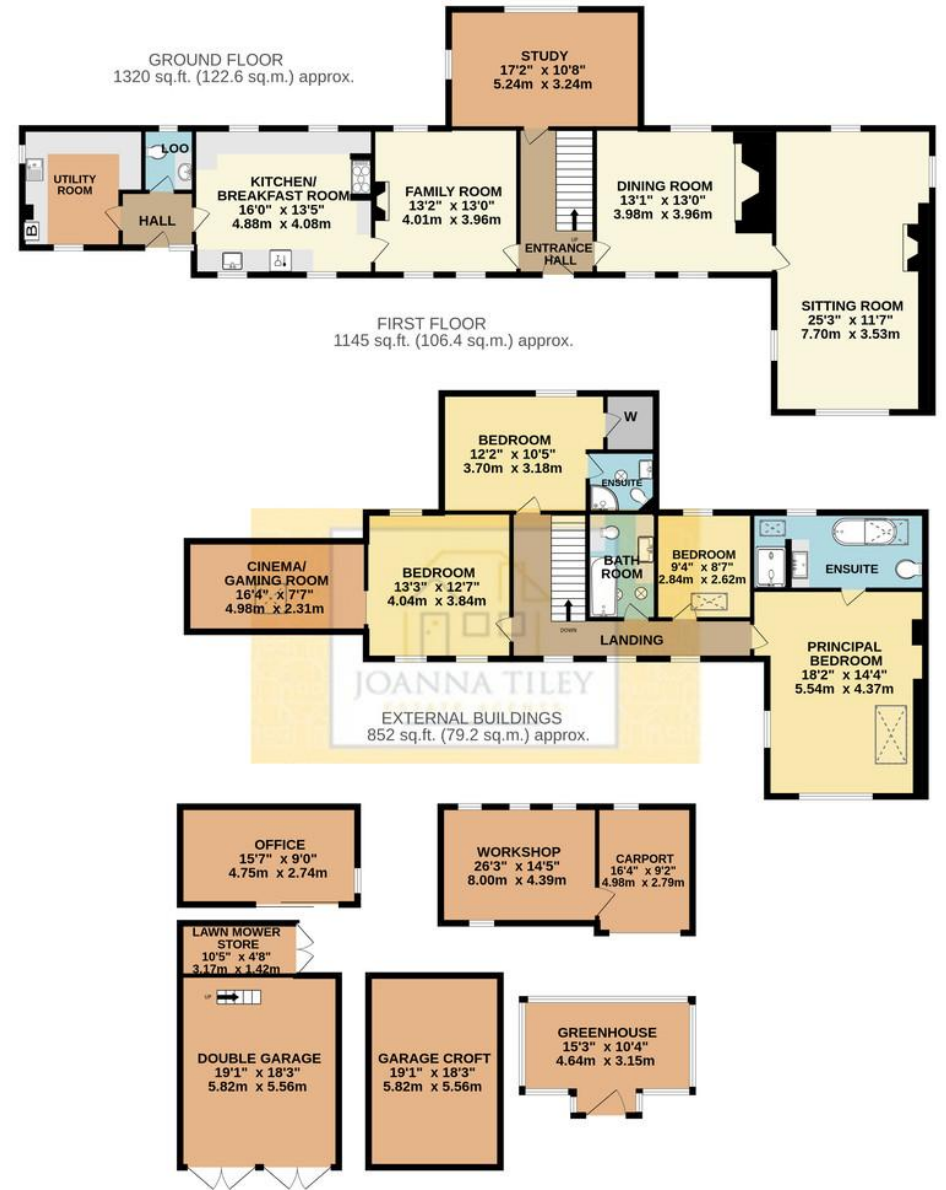
First Floor

LANDING 24'7" x 13'2"
 PRINCIPAL BEDROOM 18'2" x 14'4"
 ENSUITE 15'2" x 7'0"
 BEDROOM 13'3" x 12'7"
 ENSUITE 5'9" x 5'7"
 BEDROOM 12'2" x 10'5"
 CINEMA/GAMING ROOM 16'4" x 5'5"
 BEDROOM 9'4" x 8'7"
 FAMILY BATHROOM 7'1" x 9'6"

Outside

GARAGE (with storage above) 19'1" x 18'3"
 LAWNMOWER STORE 10'5" x 4'8"
 WORKSHOP 26'3" x 14'5"
 CARPORT 19'2" x 16'4"
 OFFICE 9'0" x 15'7"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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