



Church Farm House, Chew Road, Winford, Bristol, BS40 8EY

- Period Farmhouse circa 1750
- In Need of Complete Renovation
- Three Reception Rooms
- Large Kitchen
- Four Bedrooms
- One Bathroom
- Three Outbuildings
- Pretty Garden
- Parking
- NO FORWARD CHAIN



CHOCOLATE BOX COTTAGE – HUGE POTENTIAL!

Fantastic, detached farmhouse (circa 1750) located in the centre of Winford Village set in very pretty gardens with several outbuildings, totalling approx. 2700sq.ft.

Church Farm House is in need of complete renovation – it has massive potential to create a wonderful family home – think thick stone walls and flagstone floors – original fireplaces abound and there is the original well. The house is approached via an open porch to the front of the house and is currently arranged with three reception rooms and large kitchen to the ground floor. Upstairs are three double bedrooms and one good-sized single – two of which have fitted wardrobes and period fireplaces. These share a large family bathroom.

There is so much opportunity to extend into the outbuildings which include large utility/store and greenhouse which are both attached to the main house. Additionally, there are three outbuildings including a barn, coal shed and further large garage/outbuilding - all offer the prospect of developing these spaces as desired to create something very special.

The house is offered with no forward chain. Please do give us a call to arrange your viewing.

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the shop and the excellent The Prince of Waterloo which is a fantastic family pub serving great food.

Local schooling is available the very well-regarded Winford Primary School in the centre of the village and for secondary schooling there is nearby Chew Valley School with transport provided.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 G	

ROOM DIMENSIONS

Ground Floor

PORCH 29'0" x 3'11"
 ENTRANCE HALL 6'0" x 6'0"
 SITTING ROOM 16'1" x 15'0"
 STUDY 8'10" x 8'1"
 DINING ROOM 15'0" x 14'1"
 KITCHEN 15'0" x 14'1"
 UTILITY/STORE 21'9" x 8'9"
 GREENHOUSE 21'0" x 7'11"
 LOO 2'5" x 4'1"

First Floor

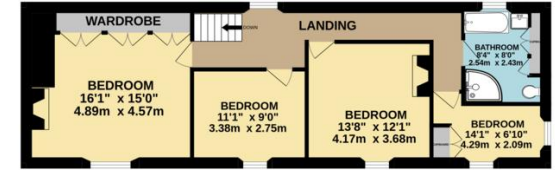
LANDING 26'3" x 8'2"
 BEDROOM 16'1" x 15'0"
 BEDROOM 11'1" x 9'0"
 BEDROOM 13'8" x 12'1"
 BEDROOM 14'1" x 6'10"
 BATHROOM 8'4" x 8'0"

Outside

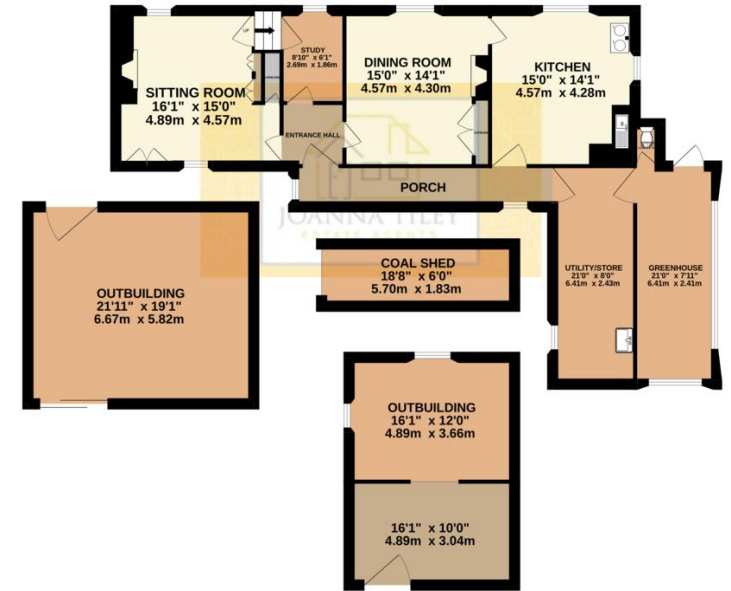
OUTBUILDING 21'11" x 19'1"
 COAL SHED 18'1" x 6'0"
 BARN/OUTBUILDING 16'1" x 22'0"



1ST FLOOR
 725 sq.ft. (67.4 sq.m.) approx.



GROUND FLOOR
 2038 sq.ft. (189.4 sq.m.) approx.



TOTAL FLOOR AREA: 2764 sq.ft. (256.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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