



Manor Farm House

Northwick Road | Pilning | Bristol | South Gloucester | BS35 4HE

FINE & COUNTRY



Step inside

Manor Farm House

Offers over £900,000

Surrounded by mesmerising, far-reaching rural views, this stunning six-bedroom recently renovated farmhouse called Manor House Farm dates back to 1850 and is a much-loved home that is versatile as well as spacious.

Inside the sprawling house there are large reception rooms that happily welcome social gatherings and comfortable spaces. From joining the cook in the kitchen breakfast room, enjoying a family meal or dinner party with friends in the dining room, or chatting the evening away in the substantial lounge nestled around the fireplace, this wonderful house is a welcoming home where lifelong memories are made.

Upstairs there are five double bedrooms and two luxury bathrooms, one of which has a fabulous multi-jet, spa bath. Another hidden gem can be found at one end of the house - a two-storey, one-bed annexe that is connected to the main house but also has its own front door.

Outside there is masses of parking and a double garage plus a wraparound, sun-drenched garden that includes a vast deck area that can effortlessly host alfresco dining and the best garden parties, cocooned in breathtaking views.

The home is located on a quiet country lane, on the fringes of the popular village of Pilning, which can offer a primary school, shop, doctor's surgery, community hall, church, a number of sport and social clubs, and a choice of pubs in and around the pretty location.

Enveloped by a breathtaking rural landscape there are walks and bridleways to discover, as well as strolls along the Severn Estuary, country pubs to enjoy and memorable days out at the Bristol Zoo Project and the West Country Water Park - all just a few miles away.

But the stand-out feature of this former farmhouse's location is the perfect mix of rural surroundings and access to urban centres.

Sitting in the sunny garden or looking out of the windows it feels like a remote rural retreat but at the very end of the lane is the A403 which connects directly to the M4 offering easy access to Bristol and Gloucester and a route directly to Cardiff and Newport. The village also has a railway station as part of the south Wales mainline.

STEP INSIDE:-

Step inside this substantial, handsome house and you're instantly welcomed into a much-loved family home that has socialising, spending quality time together, and making lifelong memories at its core.

The main entrance hall opposite the double garage is the first of many rooms that offer the perfect combination of light and neutral decor so a new owner can just step in and start living. With plenty of space for coat and shoe storage the hall sets the standard for the spacious nature of this home that has been recently renovated by the current owners.

Off the hall is a handy ground floor bathroom before one of the internal doors invites you to explore the kitchen breakfast room. Drenched in sunlight from the duo of front facing windows, the kitchen is a delightful space for any cook to enjoy creating a feast for family and friends attending the many parties this huge house and garden can comfortably host.

The well-equipped kitchen, which includes a wall of floor-to-ceiling cupboards with a massive American-style fridge freezer nestled into its design, is bursting with storage space and integrated appliances behind its classic Shaker-style units crowned by GRANITE worksurfaces.

The central island is a hard working addition to the kitchen, adding more cupboard space within its structure and providing an inviting integrated breakfast bar for people to get comfy and chat to the cook.

A doorway in the corner of the kitchen is the route to the utility room next door, as well as offering direct access to the front garden, so it's not far to take the washing outside to dry or bring in muddy dogs to dry after enjoyable walks in the surrounding countryside.

Next to the kitchen breakfast room is a formal dining room that is another sizeable space that can currently easily seat eight people, but there's room for more. This welcoming space cocooned in an intimate atmosphere can also boast an exposed beam that reminds diners of the age of the house while they enjoy chatting over a meal.



Into the adjacent lounge to find an expansive space that can easily accommodate multiple sofas and armchairs positioned around the feature fireplace. Retire to this space on a winter's evening, snuggle into a sofa, and chat the time away with family and friends while the fire roars.

It's the space for social gatherings, enjoying a movie, shouting at the football match, or relaxing with the door to the garden open in the summer to welcome fresh country breezes in.

Maybe most visitors would think that is the end of the ground floor tour but this is a house that keeps on giving. An intriguing door at the far end of the living room opens into a bonus space that reveals itself as a two-storey annexe, with living space on the ground floor that is currently being used as a home office, and a staircase that takes you to a first floor ensuite bedroom.

From a teenager to a grandparent, either end of the generations of a family would be pleased to live in this section of the house that feels independent, including boasting its own front door. Conversely this bonus section of this versatile home could be a guest wing so impressive that they might never want to leave.

Back to the main hall to climb to the first floor and find five double bedrooms that are all spacious and can boast a breathtaking rural view out of each window, with the principal boasting dual aspect vistas to wake up to.

This impressive family home can also boast two luxury bathrooms on this level, so there is never likely to be a queue in the morning, with one room enticing visitors with the promise of being revived in a double walk-in shower.

But it's the other bathroom that can demand the most attention as the most popular place with all members of the family due to its fabulous and spacious hot tub bath with multiple jets offering hours of soaking in bubbles, relaxing the stresses of the day away.







Step outside

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Step outside into the substantial garden that offers masses of parking for all the guests who will be visiting this vast and sociable house.

Once they have driven through the impressive metal gates off the quiet country lane and parked, it's a short walk to the immaculate and vast lawn that wraps around the house, offering ample space for playing games and adding children's play equipment.

There's space for adults to enjoy themselves too, with the massive deck to the side creating a sun-drenched and special spot to enjoy alfresco dining, relaxing, and hosting the best social gatherings, all enveloped by far-reaching rural views and a peaceful ambience with birdsong as the predominant soundtrack.

Dogs will think they are in pooch heaven with so much space to run around and there's a choice of areas that could host the addition of a vegetable garden, greenhouse and shed for anyone who wants to live the good life and begin growing their own food.

A new owner may even want to increase the party potential to a higher level with the addition of a hot tub, and maybe even a swimming pool if planning allows.

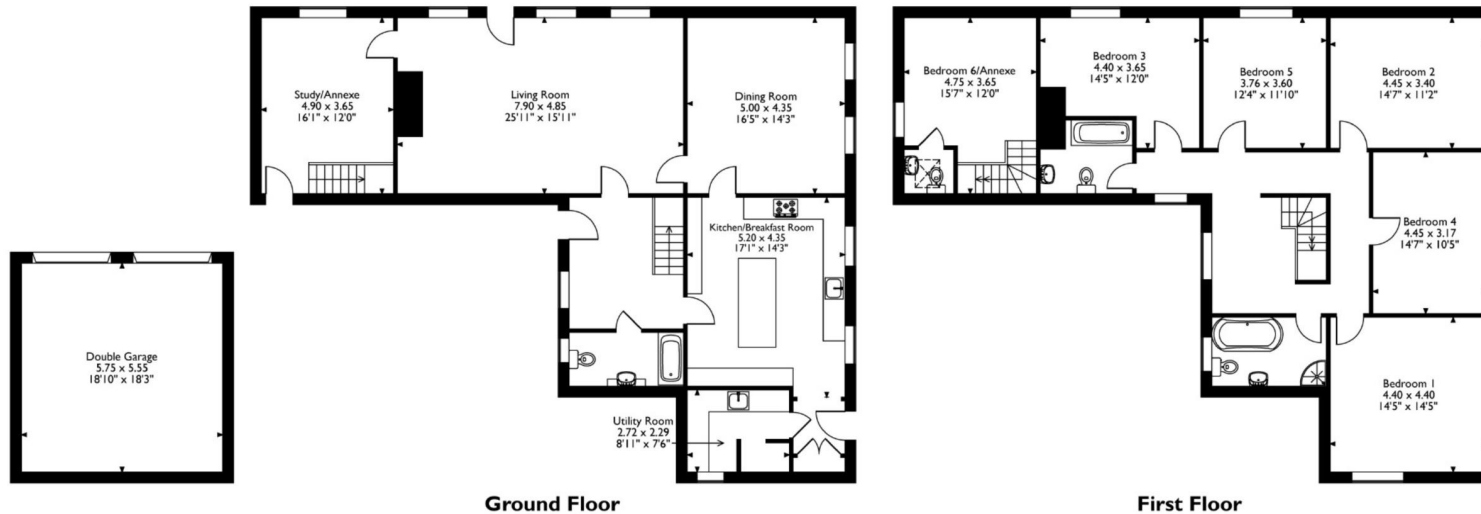
Around to the far side of the house is the bonus of a double garage, handy for storage as well as a home for the cars but, as there is a vast area for parking, maybe this detached building could become a workshop, home office or even a multi-generational annexe, again if planning consent is given.

DIRECTIONS

What3words: [///fancy.morphing.outdone](#)



Manor Farm House, Northwick Road, Pilning, Bristol
 Approximate Gross Internal Area
 Main House = 220 Sq M/2368 Sq Ft
 Annexe = 40 Sq M/435 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 292 Sq M/3147 Sq Ft

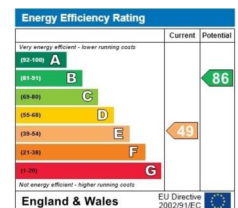


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: BS35 4HE | Tenure: Freehold | Tax Band: F | Authority: South Gloucestershire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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