



The Old Farm House
Tetbury Road | Old Sodbury | Bristol | Gloucestershire | BS37 6RJ

STEP INSIDE

The Old Farm House

Dating back to the 1920s and positioned amidst formal gardens, the main residence offers well-balanced and generously proportioned accommodation. The home features four double bedrooms, three reception rooms, and two bathrooms, offering excellent space for family life or entertaining. A separate gym and utility room have been added to the side of the house for added practicality. The farmhouse benefits from oil-fired central heating and has recently undergone a significant improvement with a newly replaced roof in 2023.

Set a short distance from the main house and enjoying its own gated entrance, the annexed accommodation is a spacious and adaptable dormer bungalow. Inside, there is a ground floor double bedroom, a single bedroom or study, and a generous first floor cleverly divided into two rooms. The heart of the home is the open-plan kitchen/dining room and lounge, designed with comfort and flexibility in mind. Like the main house, the bungalow has its own oil-fired central heating system and shares the newly installed private drainage system (2023). This accommodation is perfect for use as a guest residence, rental income, or permanent home for extended family members.





SELLER INSIGHT

“ This elegant, large, family home is conveniently located just a few minutes from the exceptional town of Chipping Sodbury. Built in 1926 and set gently back from the road along a quiet lane, it has been the much loved family home for its owner since 1989.

Retiring from a large, busy, working, farm, a spacious family home was required with land, plus having essential access to qualitative amenities, including good road and rail links. Therefore, discovering The Old Farmhouse on this large parcel of land in such a convenient, yet quiet, location ticked all the boxes. Space, alongside its brilliant storage, is a luxury in this special home with rooms offering flexibility for a variety of activities. Many rooms contain a working fireplace, whilst the main reception room features a beautiful Minster fireplace. There is a brilliant sociable flow throughout and, with such space and flexibility, it is a home ideal for the comings and goings of a busy family life, with the luxury of areas for individuality. In addition, the adjacent cottage, adds to the adaptability of this home, enabling independent living space for family members, plus additional accommodation when friends and relatives come to stay.

There is a stylish patio on which to relax overlooking the large, parkland style garden, mainly laid to lawn but containing many mature trees. It is also a delightful space in which to enjoy the variety of fascinating wildlife passing through or flying overhead. With such a generous amount of space it is, indeed, the perfect house and garden for entertaining. One special event being a family wedding reception held in the garden and, with plenty of space for a large marquee, there were over 150 guests enjoying the occasion. In addition, there are stables and paddocks, plus a large barn which has endless opportunities for its use.

Chipping Sodbury is an outstanding town and contains a wealth of amenities, including quality supermarkets alongside individual shops and boutiques, wonderful restaurants and pubs. Close to the house is the The Cross Hands Hotel which is where the late Queen Elizabeth took refuge during a blizzard in 1981. Travel to all parts of the country is very efficient whether by road or rail.

This special home has outgrown the needs of its owner, but it has been a special home in a fabulous location ready and waiting for a new family to experience the delights of living here.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

The Old Farm House

The outside space at this property is truly its showpiece—a remarkable nine acres of paddocks and beautifully maintained grassland, offering a rare sense of openness and freedom. With clearly defined and secure boundaries, the land is perfectly suited for equestrian use, grazing, or a variety of agricultural pursuits. Whether you're looking to establish a smallholding, keep horses, or simply enjoy the expanse and privacy of rural living, this exceptional acreage delivers both practicality and breathtaking natural beauty in equal measure.

A substantial agricultural barn measuring approximately 18 metres by 12 metres offers vast potential, whether for storage, equestrian facilities, or conversion subject to the necessary permissions. Elsewhere on the land is a detached pool house (currently disused), a small stable block, and a static caravan that would benefit from refurbishment. Both properties share a new private sewage system installed in 2023, offering peace of mind for modern rural living.

Area

Situated in the charming and well-regarded village of Old Sodbury. The village features a Church of England primary school, a characterful village pub and restaurant, a beautiful church with sweeping views across the Severn Estuary, and a range of local amenities including a petrol station, hotel, private nursery, village hall, and playing fields,

Despite its rural tranquillity, the location offers superb connectivity. The market town of Chipping Sodbury is only a short drive away and provides a lovely selection of independent shops and a Waitrose supermarket. A few minutes further is Yate, with a wider retail offering and train station. The nearby A46 gives swift access to the M4 at Junction 18, putting both Bristol and Bath within easy commuting distance.





INFORMATION

The Old Farm House

- Large detached 4 bedroom farmhouse with additional 4 bedroom bungalow; ideal for multi-generational living
- Set in approximately 9 acres of paddocks and gardens
- Large 18m x 12m agricultural barn and stable block with huge potential
- Recent upgrades including new private drainage system (2023) and farmhouse roof
- Peaceful rural location with far-reaching views and village amenities nearby
- Easy access to the M4 motorway and cities of Bristol and Bath

Directions

What3Words://////become.laws.eagle



The Old Farm House Tetbury Road, Old Sodbury, Bristol

Approximate Gross Internal Area

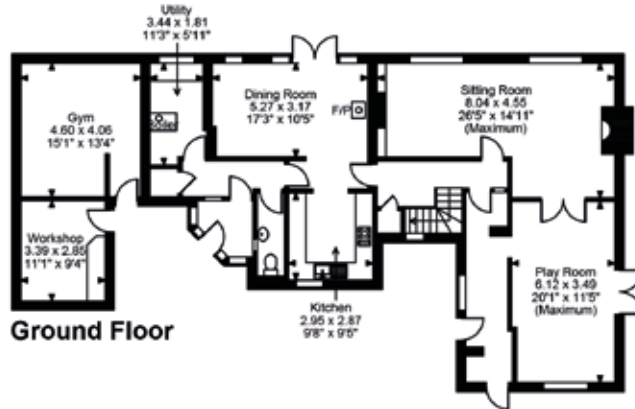
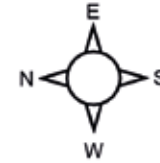
Main House = 2266 Sq Ft/210 Sq M

Carport = 323 Sq Ft/30 Sq M

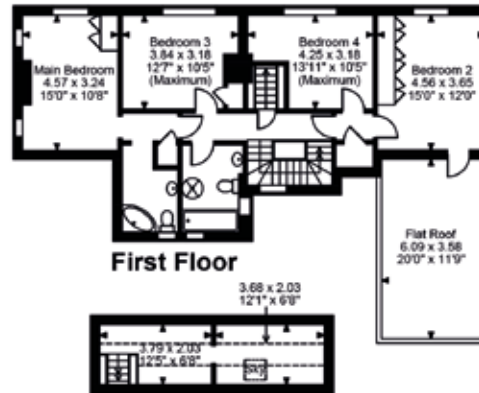
Outbuildings = 3595 Sq Ft/334 Sq M

Cottage = 1362 Sq Ft/127 Sq M

Total = 7546 Sq Ft/701 Sq M



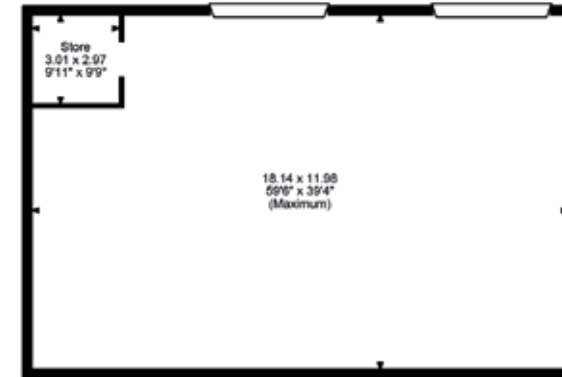
Ground Floor



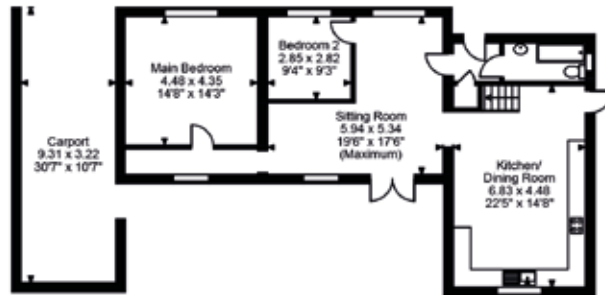
First Floor



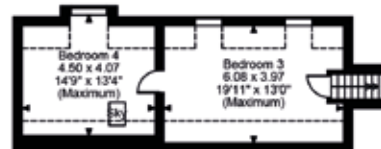
Second Floor



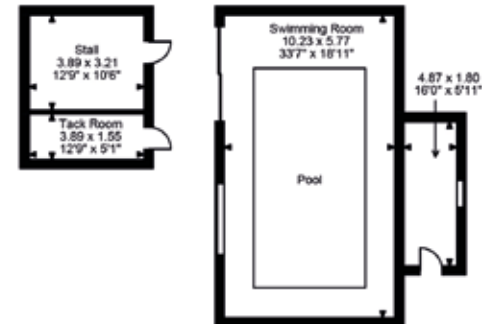
Barn



Cottage Ground Floor



Cottage First Floor



Pool Room

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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