



Stonehouse Farm
Kenn Street, Kenn, Clevedon, BS21 6TN

Robin King | Estate Agents

STONEHOUSE FARM, KENN STREET, KENN, CLEVEDON, BS21 6TN

A spectacularly renovated substantial country home with far reaching views, annexe, adjacent 2 bed barn conversion, spectacular gardens, garaging, numerous outbuildings which is nestled in a quiet location that is convenient for access to Bristol and beyond.

OVER 3,700 SQ FT OF ACCOMMODATION • EXCEPTIONAL PERIOD FARMHOUSE WITH ANCILLARY ACCOMMODATION • SEPARATE ONE BEDROOM ATTACHED ANNEXE PLUS SEPARATE DETACHED TWO BEDROOM BARN • BEAUTIFUL PERIOD FEATURES • STUNNING SOUTH FACING GARDEN SET IN GROUNDS OF AN ACRE • FOUR DOUBLE BEDROOMS TO THE MAIN RESIDENCE PLUS GRAND DRAWING ROOM AND DINING ROOM • YATTON STATION WITHIN 2.5 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 2 MILES AT JUNCTION 20 (CLEVEDON) • BRISTOL AIRPORT 9.6 MILES • CENTRAL BRISTOL 14.6 MILES (ALL DISTANCES/TIMES APPROX)

Stonehouse Farm is a wonderful family home that exudes character, elegance and charm. It offers substantial accommodation with 4 bedrooms a further 1-bedroom self-contained annexe and benefits from a separate, independent detached barn conversion with another 2 bedrooms.

The house, parts of which are believed to date back to the early 1800's, has many of the features of the period; with gorgeous, shuttered sash bay windows, wood panelled rooms, picture rails, elegant proportions and beautiful sandstone fireplaces. During recent renovations huge care was taken to maintain the character and appeal whilst incorporating all the comforts of modern living making this an ideal family home.

A welcoming, original panelled front door, leads into an impressive entrance hallway that extends the full depth of the house, offering a charming view straight through to the gardens. To the left, the impressive dual aspect sitting room features a stunning limestone fireplace with a cast iron wood-burner and traditional shuttered sixteen pane windows. At the front of the drawing room, you'll find a fantastic office/study, believed to be the original farm office where workers were once paid.





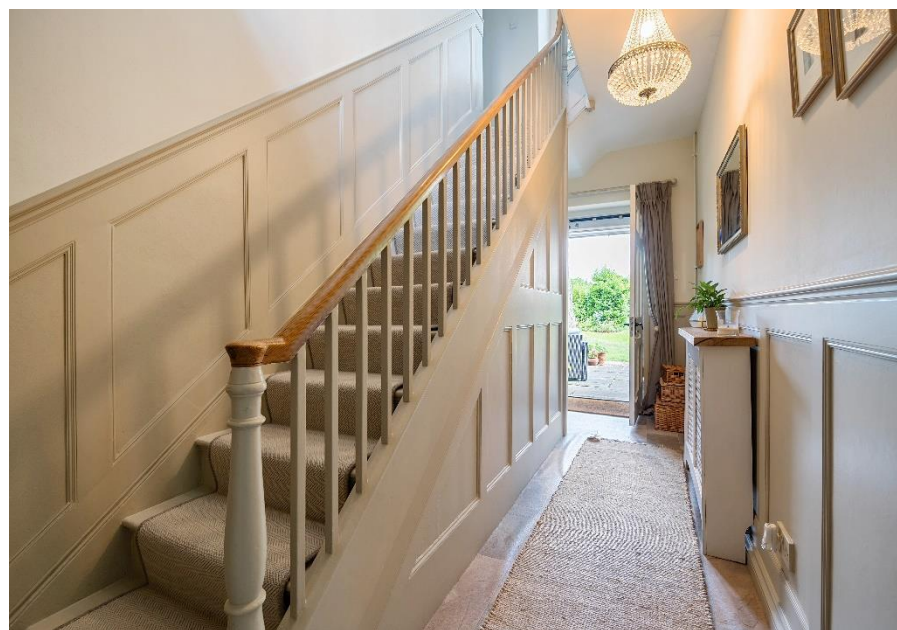
On the opposite side of the entrance hallway lies the elegant dining room, another striking dual aspect space. This room has panelling up to dado rail height, a hand-built cabinet in the chimney recess, a smart marble fireplace as a focal point, and painted floorboards that add a touch of rustic charm.

Beyond the dining room, a door leads to the stunning kitchen/breakfast room, which has undergone a tasteful and stylish renovation in recent years. The kitchen showcases a substantial range of handcrafted and painted farmhouse style units, a large central island with solid wood countertops, and an original Welsh dresser. A magnificent four oven gas AGA and an additional side oven provides a lovely warming focal point to this room. Tongue and groove, along with stone tiled splashbacks, complement the units perfectly. Three Velux windows flood the room with natural light, and there is a door and window to the front, as well as a convenient store cupboard. The kitchen also includes various integrated appliances and space for a American-style fridge freezer.

Rising to the first floor, a glorious galleried landing grants access to all rooms, with a perfectly placed rear window overlooking the beautiful garden. The four double bedrooms include a dual aspect principal bedroom and guest bedroom, both featuring quality fitted wardrobes. The remaining two bedrooms are also generous doubles with front-facing views. A family bathroom - another beautifully appointed space featuring a classic three-piece white suite with high-quality fixtures and fittings completes the upstairs accommodation.

Attached to the main residence is a luxurious one-bedroom annexe that could with one simple stud wall removal be re-integrated into the main family home. Recently renovated to an exceptional standard, it features a stunning sitting room with bi-fold doors at the front, a vaulted ceiling, and a beautiful oak floor. Beyond the sitting room, an inner hallway connects the front and rear doors and leads to a luxurious shower room. The apartment's kitchen, equipped with a range of fitted units and appliances, complements the period charm perfectly. The dual aspect bedroom, measuring 20'7", is magnificent with its vaulted ceiling, exposed beams, modern fireplace, and French doors opening to the garden. This space offers much more than the typical annexe.

Outside, you will find a fantastic contemporary two-bedroom annexe, which has a large open living kitchen/dining room, two excellent double bedrooms and a stylish modern shower. There are two further spacious outbuildings including a large, covered car barn which could fit a fleet of vehicles and a separate outbuilding which was formally part of a working cider production business and still has the antique cider press which is believed to date back to 1924.







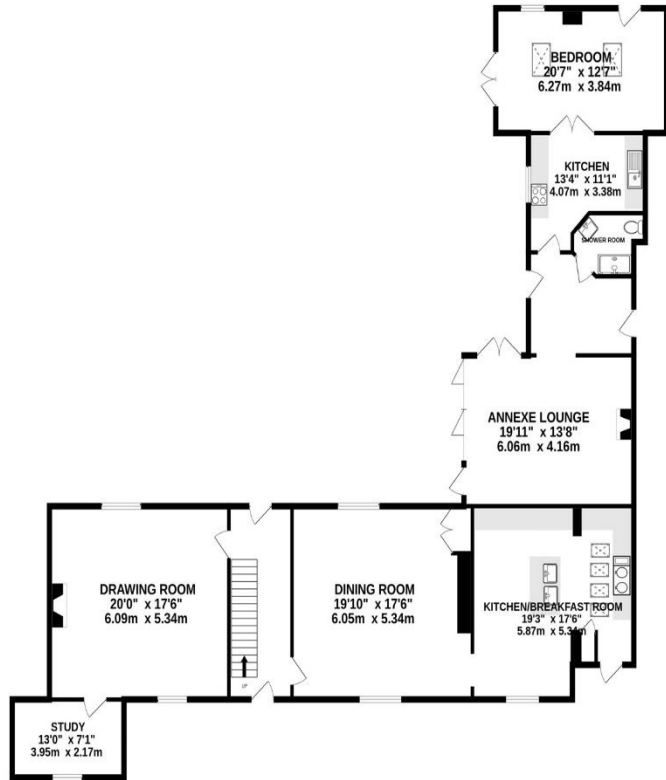
Outside – The garden at Stonehouse Farm is beautifully landscaped and offers an incredible degree of privacy. A beautiful, covered veranda runs across with width of the house and with original flagstones provides a shaded sitting area. A second stone terrace provides a perfect space for al-fresco dining whilst soaking up the sunny southerly orientation. Behind here a large formal lawn is bordered by established planting with several impressive specimen and fruit trees and beyond a gated archway opens through to a level paddock. Currently arranged as a perfect children's football pitch but equally is ample for a pony or other small farmyard animals. There are also several raised vegetable beds and a chicken run.

Within the garden there is a substantial timber cabin/studio and a handy five bar gate for ease of access.

Location – Kenn is a charming village near Clevedon in North Somerset, England. Surrounded by lush fields and hedgerows, it boasts the historic St. John the Evangelist Church and a collection of quaint, thatched cottages. Kenn's picturesque countryside offers scenic walking and cycling paths, and its close-knit community enjoys a peaceful rural lifestyle with easy access to Clevedon's coastal attractions.



GROUND FLOOR
1975 sq.ft. (183.5 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



HOLIDAY COTTAGE
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 3710sq.ft. (344.7 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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Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – Approaching the village of Kenn from the direction of Tesco's in Clevedon, cross the roundabout in the direction of Yatton, heading out of the village on Kenn Road. After around a mile, please turn left into Kenn Street. The property can be found a short way along on the right-hand side via a private driveway. The house is situated directly in front of you.

SERVICES – All mains services

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,552.96 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

NB. Please note that there is a public footpath that runs across part of the rear garden, whilst we understand it is infrequently used, buyers should consult their solicitors to understand the nature of this agreement and its responsibilities.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**