



Luggards Cross Farm

Stone-Edge Batch, Clevedon

A detached 18th century farmhouse set in an idyllic location with a wooded backdrop of Tickenham Hill. Set in grounds of approx. 1.6 acres this property also includes a range of stone outbuildings which offer development potential (STPP)

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

All Mains Services

- Approx 3,083 Sq Ft Of Accommodation Including Garaging And Outbuildings
- Detached, Period Farmhouse
- 3 Double Bedrooms and 2 Reception Rooms
- Far Reaching Views
- Large Mature Gardens
- Single Garage And Plenty Of Driveway Parking
- Outbuildings With Potential To Convert STPP
- Owned Solar Panels
- 1.6 Acres Of Grounds
- Mainline railway services at Nailsea and Backwell station approx 1.9 miles







Luggards Cross Farm

Presented in good order, Luggards Cross Farm is believed to date back to the 1800's and has been a much-loved family home for the past 29 years. Set in an attractive location with grounds extending to approx. 1.6 acres the original farmhouse has 3 double bedrooms and ground floor accommodation including a kitchen, 2 more formal reception rooms and plenty of practical rooms including a boot room and utility. Additionally, arranged around a rear courtyard are stone and tile outbuildings that offer tremendous scope to convert. The house also has potential to build above the kitchen and convert the spacious attic, all subject to any necessary planning permissions.

Entering the welcoming front door with storm porch, on the right you will find the cosy sitting room which has a window seat with lovely views over the front garden and a large stone fireplace with wooden overmantel fitted with a log-burning stove. To the left is the dining/breakfast room, which again has front views together with a recessed fireplace and an archway that leads through to the kitchen.

The kitchen is fully fitted with cream units and has space for a freestanding cooker and fridge freezer. Completing the ground floor are a boot room with a rear entrance porch, a utility room with space for washing machine and tumble dryer and a downstairs cloakroom.

On the first floor, a spacious landing with access to the loft has are three double bedrooms with pretty aspects and a large family bathroom which has recently been refurbished and offers a spacious walk-in shower, heated towel rail, wc and washbasin.



Outbuildings

There are over 1,541sq ft of separate outbuildings which are attractively arranged around a courtyard to the rear of the property. Originally farm buildings they retain character features, including traditional stone elevations, timber doors, tiled roofs, flagstone flooring and a stable door. These flexible buildings offer significant potential for conversion into ancillary accommodation or potentially for Airbnb or rental purposes, subject to the necessary planning consents.

Gardens and Grounds

The property is accessed via a long driveway with a gated parking area that accommodates several cars and horseboxes. The gardens, primarily located at the front of the property, feature lawned areas enclosed by stone walls and a number of mature trees, including maple, apple, pear, and walnut. There is also a polytunnel, a wooden shed, and further covered areas to the side of the property.

Location

Tickenham is well placed between the towns of Clevedon and Nailsea and enjoys easy access to Portishead, Weston-s-Mare and Bristol, some 10 miles distance. For rail commuters, there is a mainline railway station at Nailsea and good motorway access via junction 20 of the M5 at Clevedon. Good schools of all grades in the state and private sectors are available in the area with an excellent village primary school close by. Local leisure prospects are similarly attractive with good sporting and recreational facilities plus various sports centres. The Mendip Hills and vales of North Somerset including the open countryside around Tickenham are famed for some of the loveliest walks in the region.

(All distances/times approx.)



Stone-Edge Batch, Tickenham, Clevedon, BS21



Approximate Area = 1511 sq ft / 140.4 sq m

Barn = 577 sq ft / 53.6 sq m

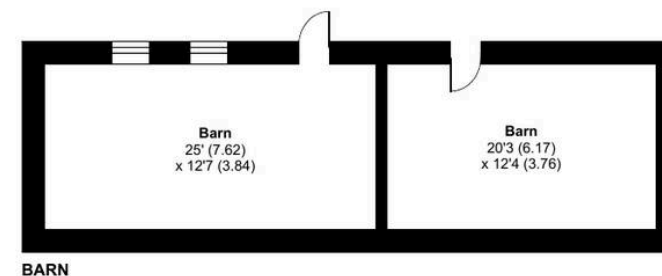
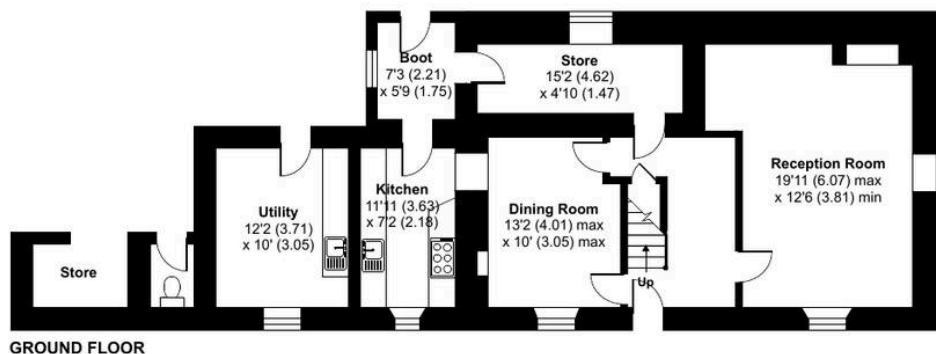
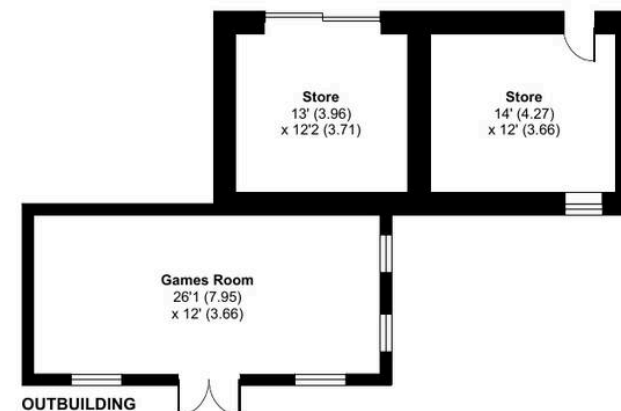
Garage = 175 sq ft / 16.2 sq m

Outbuilding = 676 sq ft / 62.8 sq m

Utility = 144 sq ft / 13.4 sq m

Total = 3083 sq ft / 286.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Robin King LLP. REF: 1234924

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