



Lye Hole Farm, Redhill, North Somerset







A charming **17th century Grade II listed former farmhouse** with adjoining cottage in 0.91 acres and a separate holiday let, outbuilding and land totalling a further 7.08 acres separately available.

Summary of accommodation

Lot 1 – Lye Hole House, Gardens & Barn

Ground floor: Entrance hall | Drawing room | Sitting room | Dining room
Breakfast kitchen with AGA | Conservatory | Study | Boot room | Utility room
Shower room

First floor: Principal bedroom with en suite dressing room and bath/shower room
Four bedrooms | Family bathroom

Second floor: Bedroom | Shower room

The Barn: Open plan kitchen/sitting/dining room | Mezzanine bedroom | Bathroom

Outside: Lovely gardens with stream frontage | Various outbuildings

In all about 0.91 acre

Lot 2 – The Long Room

Open plan living space | Kitchen | Utility room | Shower room | WC
Modern 80' agricultural barn and stores | Garden/orchard

In all about 0.84 acre

Lot 3 - Field

In all about 6.24 acres

Distances

Bristol 10.5 miles, Bristol airport 2 miles, Wells 15 miles, Bristol Temple Meads (London/Paddington) 10.5 miles, Cribbs Regional Shopping Centre 18 miles
M5 (J19) 12 miles, Yatton Rail Station 6 miles (All distances and times are approximate)



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Lye Hole House, Gardens and The Barn – Lot 1

Lye Hole is a pretty hamlet situated in a gentle valley, about two miles east of Wrington. Lye Hole Farm was purchased by the present owners in 1987 when the farmhouse and buildings were in a semi-derelict state of repair but only ceased to be a working farm in 2010. The house dates from the 17th century, with later additions. Over the years the property has been completely restored carefully retaining all features appropriate to the period. There are beam and cross beamed ceilings, flagstone floors, tongue and groove doors with iron latch furniture, original fireplaces, oak floors, and an oak staircase. More recently a bespoke kitchen by Tom Howley was fitted and a superb oak framed conservatory, opening to the west, was added to the kitchen. The interior has a warm and friendly atmosphere where the charm of the old house blends gently with contemporary living.

The front door opens to a central entrance hall, with flagstone floor, with the drawing room and sitting room on either side. The drawing room is an attractive room with, cross beam ceiling, window seat and large open fireplace. Two timber steps lead up to the dining room with oak floor boards, beamed ceiling and a walk-in cellar off. The sitting room has a log burning stove fitted in an original fireplace and window seat.



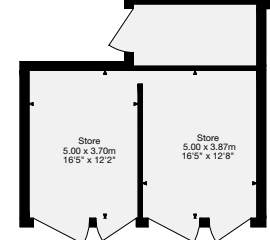
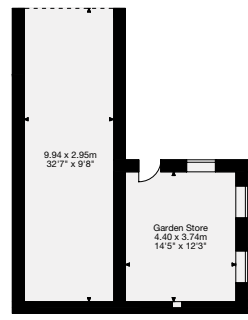
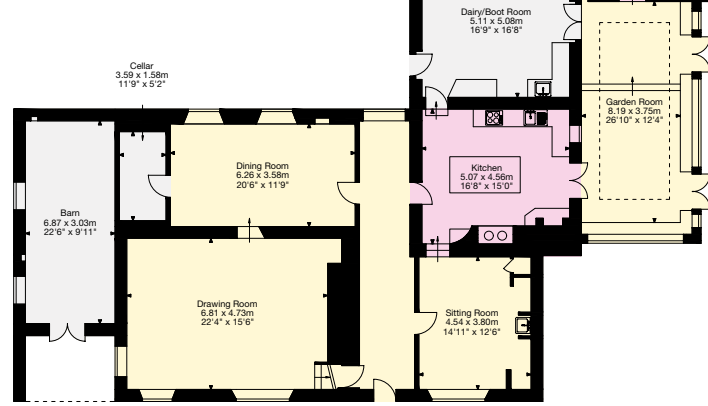
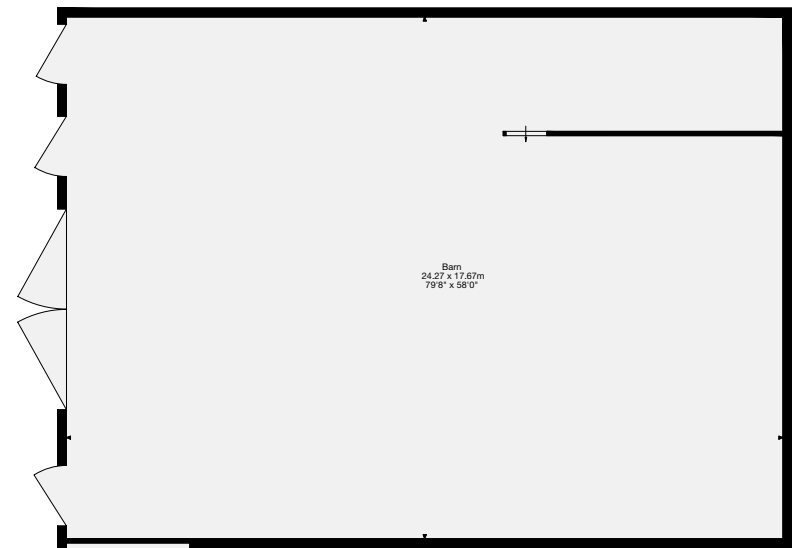
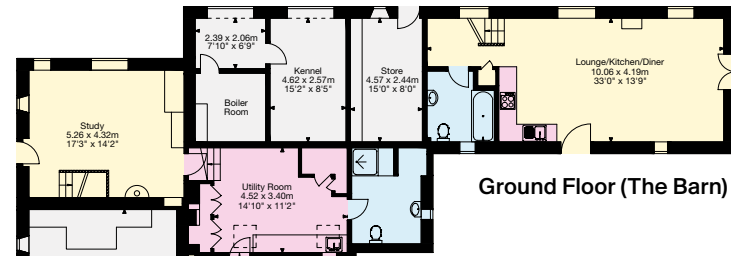
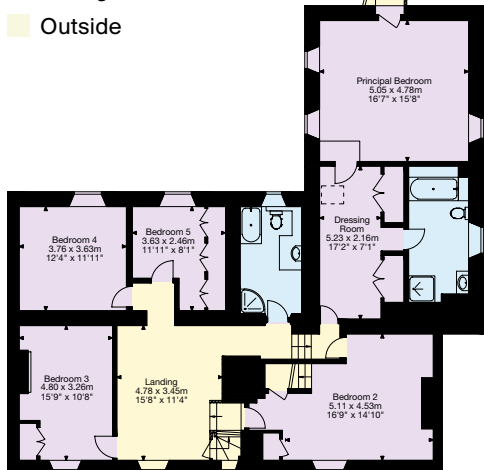
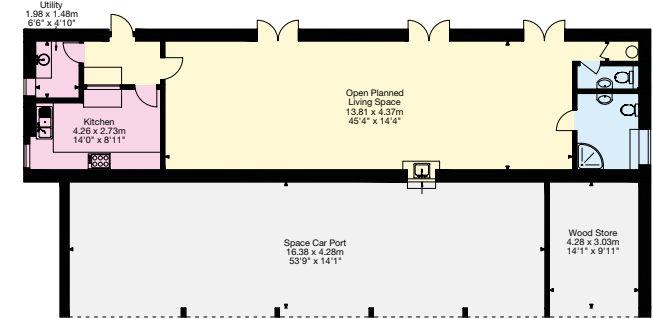
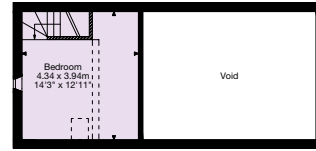
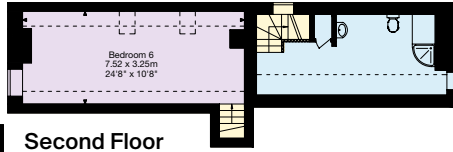
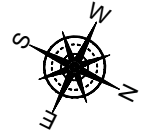


The superb bespoke breakfast kitchen was fitted in 2016 and includes an island with units and a breakfast bar. Integral appliances include a hob, oven, dishwasher, fridge and an oil Aga. The kitchen opens into an excellent oak framed conservatory with stone floor and two pairs of French windows, opening in to the west-facing garden, under a glazed atrium. There is also a utility room and shower/cloakroom leading from the conservatory. A second entrance to the house is through the large former dairy or boot room with flagstone floor.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Floor Area
 Main House: 5,253 Sq Ft - 488 Sq M
 Annexe: 919 Sq Ft - 85 Sq M
 Garden Store: 177 Sq Ft - 16 Sq M
 Outbuilding: 2,454 Sq Ft - 228 Sq M
 Barn: 5,140 Sq Ft - 477 Sq M
Total Area: 13,946 Sq Ft - 1294 Sq M

The first floor is approached up a concealed turning staircase from the drawing room to a landing. The generous principal bedroom suite in the north-west wing, has a short flight of stairs leading down to the study. There are two bedrooms at the front of the house looking toward the stream with lovely views, two bedrooms at the rear of the house and a family bathroom all with views looking over the rear grounds and open countryside. On the second floor, there is a further bedroom and shower room each accessed by separate staircases.

Outside

Lye Hole Farm is approached over a small bridge and stream on the northern boundary. The drive continues past the house to the east and leads to a lower and upper parking area behind the house. Adjoining the house is a single garage/barn.

The Barn

Accessed off the lower yard, The Barn is a lovely and light open plan living room, stone floor and vaulted ceiling with roof trusses. There is a log burning stove, kitchen area with integrated appliances, bathroom and a staircase leads to a gallery bedroom. Adjoining The Barn are three store rooms and boiler room. On the opposite side is a five bay open barn/carport with log store under a pantile roof. One bay is fitted with an electric charger. From this parking area central steps in a Parterre garden lead up to mixed apple orchard/paddock.

The gardens

The delightful gardens lie mainly to the west, immediately outside the conservatory and there are attractive views of the surrounding countryside. There is a level lawn with deep shaped herbaceous borders and at a lower level, a large cobbled area with a backdrop of a high stone wall adorned with a wisteria and vine, which is ideal for entertaining.

Shallow steps lead down to the stream and both banks have been attractively cultivated. Beside the kitchen garden is a stone and tile potting/garden outbuilding.



The Barn (Lot 1)



The Barn (Lot 1)



The Long Room (Lot 2)



The Long Room (Lot 2)



The Long Room (Lot 2)



The Long Room (Lot 2)

Immediately behind the house is a mostly walled garden with lawn and borders planted with shrubs and flowering plants including a superb Magnolia.

In all the property extends to about 0.91 acres.

The Long Room (Holiday let) – Lot 2

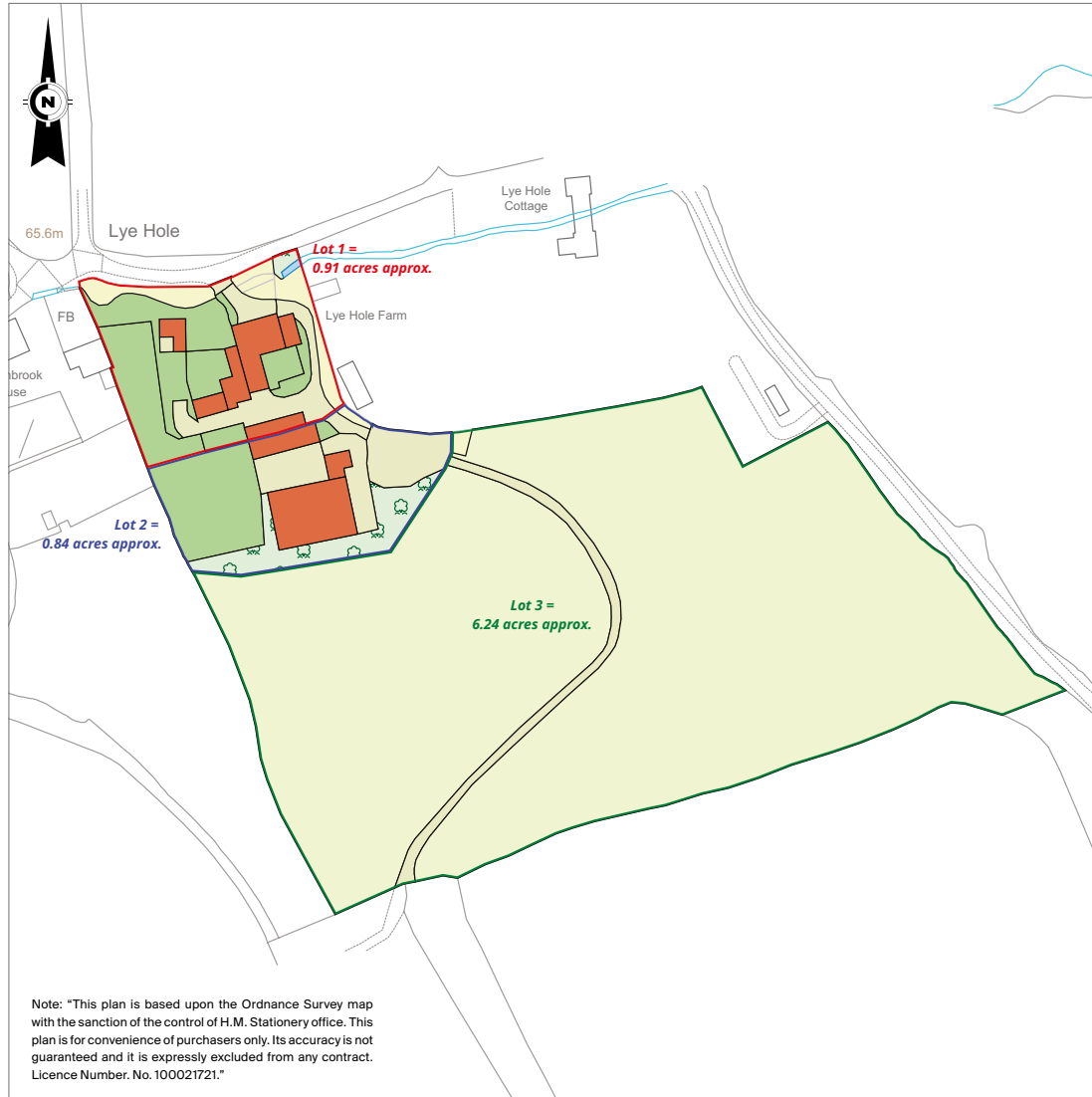
The Long Room, converted from a barn, is accessed from the upper yard and has planning consent for use as a holiday let. Alternatively, it makes an ideal party room, potential cinema, or gym. As with The Barn, The Long Room has been finished to a high standard throughout. The open plan living room/bedroom has a vaulted ceiling with four roof trusses, three French doors opening to the south, log burning stove and a stone floor with under floor heating and shower room. The separate kitchen is fitted with a Rangemaster cooker and there is a utility room.

Outside, on the opposite side, is a further Parterre garden with block paving as well as a gated lean to with workshop and store. Adjoining is a modern 50 ft x 80ft agricultural barn.

Beyond, to the south-east, is a large parking enclosure suitable for parking a number of horse boxes and trailers.



The Field (Lot 3)



The Field – Lot 3

Beyond The Long Barn and agricultural barn is a field extending to approximately 6.24 acres.

Services

Water supply and electricity connected to the property. Private drainage. Oil fire central heating to Lye Hole Farm, The Long Room and The Barn each with their own boiler.

Local Authority

North Somerset Council: 01934 888 888

Directions (Post Code BS40 5RL)

At the bottom of Lye Hole Lane turn left in to Sutton Lane. Lye Hole Farm is seen a few yards along on the right hand side.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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