



Walnut Tree Farm, Kenn Road, Kenn, Near Clevedon

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A beautifully renovated 18th century detached cottage with paddock and copse adjoining farmland, situated three miles south of Clevedon.

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## Summary of accommodation

**Ground floor** Entrance vestibule | Sitting room | Family room | Dining room | Conservatory  
Breakfast kitchen with Aga | Preparation kitchen | Utility | Shower/cloakroom

**First floor** Gallery landing | 4 bedrooms | Bathroom

**Outside** Double garage with adjoining tractor/garden store | Generous parking  
Wood store | Open fronted garden store | Lovely gardens | Paddock | Copse

In total 1.82 acres

## Distances

Bristol 16.9 miles | Clevedon 3.6 miles | Yatton 1.8 miles | M5 (J20) 2.5miles | Yatton Rail Station 1.6 miles | Cribbs Causeway Regional Shopping Centre 15.5 miles | Bristol Airport 8.6 miles (All distances are approximate)

## Situation

Kenn is a small village with a village hall, church, public house and a strong community. The village of Yatton is about 1.8 miles away where there are a number of shops, primary school, and a railway station. The seaside town of Clevedon with its iconic Grade I listed pier is about 3.5 miles away.









## The Property

Walnut Tree Farm is believed to date from the early 1800's and added to in the early 1900's, making it then three cottages. The present owners purchased Walnut Tree Farm as one property in 2014 when it required complete modernisation which included new floors, wiring and plumbing. The preparation kitchen, bath and shower rooms were all replaced within the last two years. The property is immaculately presented and careful thought has been given to blending the traditional with the contemporary whilst retaining the character of the cottage. The interior has a warm and charming atmosphere and is decorated in a classic style.

There are a combination of stone and wood floors. The sitting room is a particularly attractive room with an inglenook fireplace fitted with a log burning stove, a former bread oven, and cross beamed ceiling. The breakfast kitchen has an Aga and a second preparation kitchen is well fitted with integral appliances including double oven, dishwasher, fridge/freezer and hob. The family room is open plan with the breakfast kitchen and the dining room opens into the conservatory, overlooking the garden.

On the first floor the four bedrooms and excellent family bathroom are arranged off the attractive gallery landing.



## Outside

Walnut Tree Farm is approached through double timber gates and gives access to a large parking area in front of a substantial detached double garage with adjoining garden tractor and implement/workshop at the rear. The drive continues, through further gates, to a large parking and hard standing area behind the garage providing parking for several vehicles.

The gardens are a delight. They are planned for interest and planted to attract wildlife. Immediately outside the conservatory is a flagstone area, and the formal garden has an expanse of lawn with inset well established beds, and the deep shaped borders are planted with a variety of flowering plants. There are pergolas, a small orchard with apple, pear and plum. To the north, is a large, buttressed stone wall against which are plum, grape and cherry. There are two areas of decking against an attractive tiled wood store, ideal for entertaining, and raised beds bisected by pathways.

Beyond the formal garden is a paddock with mown pathways around the perimeter leading down to the copse, which adjoins farmland.

## Directions (BS21 6TT)

From the Yatton direction on the Kenn Road to Clevedon pass the Clevedon Salerooms on the right hand side. The entrance to Walnut Tree Farm is seen on the left hand side after about 100 yards.

## Property information

**Services:** All services connected to the property. Gas fire central heating. Gas fire Aga. Double glazed windows. Dawn to dusk exterior lighting.

**Local Authority:** North Somerset Council : T : 01934 888 888

**Council Tax Band:** F

**Tenure:** Freehold

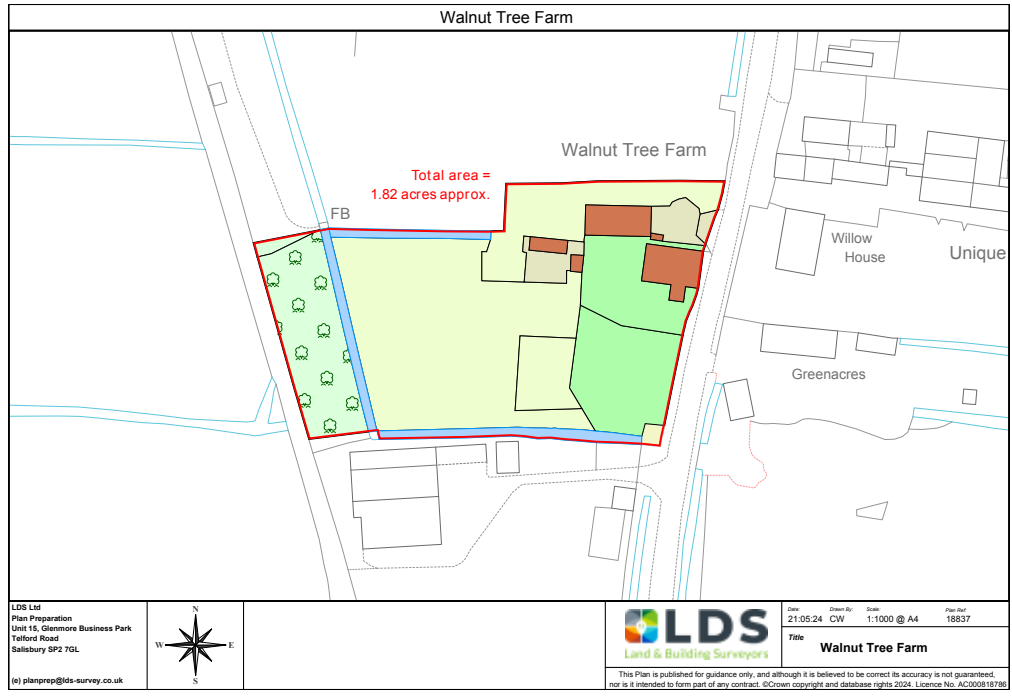
**EPC:** D

**Guide Price:** £1,095,000

## Viewings

By appointment through sole selling agent Knight Frank.





**Approximate Gross Internal Floor Area**

Main House = 260 sq m / 2,798 sq ft

Garage = 65 sq m / 699 sq ft

Outbuildings = 48 sq m / 516 sq ft

Total Area = 373 sq m / 4,013 sq ft

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.



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**I would be delighted to tell you more**

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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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