

# Hillside

Berwick Lane, South Gloucestershire





A beautifully presented detached 17th century house with income generating studios, swimming pool, office, summer house/annex, stable block, barn and field, situated in a lovely country setting.



### Summary of accommodation

#### Main House

**Ground Floor:** Sitting room | Breakfast kitchen/dining room | Utility room

**First Floor:** Principal bedroom with en suite shower room | 2 further bedrooms | En suite shower room | Family bathroom

**Second Floor:** Two bedrooms

#### Outside

Detached garage block for 5 cars | Home office and wine cellar | Outdoor heated swimming pool | Summer house/annex  
2 timber stable blocks with hay store | Substantial timber storage barn | 12 letting units/studios with parking Established  
gardens | Mixed orchard | Natural pond and adjoining field

In all approximately 5.41 acres

## Situation



Hillside is situated along a country lane in a private setting with views across to Spaniorum Hill, where the village holds its annual carnival, and is only about 1.5 miles from Cribbs Causeway Regional shopping centre.



There are local walks, cycle paths and bridlepaths over the surrounding farmland.



The village has a church, part time post office, a pub and convenience store.



## The House

Hillside is believed to date from the 17th century and is beautifully presented. It is not listed. The present owners purchased the property in 2019 and have since refurbished the house. They have also added the outdoor heated pool, built the large excellent five/six car garage, added five studios, and purchased the field, stables and re-built the barn.

The accommodation is particularly attractive and arranged over three floors, with the second floor approached from the first floor over two staircases. The interior is charming and has a warm and friendly atmosphere. There are flagstone floors, a solid oak floor and a log burning stove in the sitting room, and a further central log burning stove separates the sitting room and breakfast kitchen/dining room. The breakfast kitchen is extremely well fitted and has an island unit with breakfast bar. Integral appliances include a Falcon range cooker, fridge/freezer, and a washing machine. A separate dining area has French windows opening to the garden.

On the first floor, the principal bedroom has an en suite shower room. There are two further bedrooms, one with en suite shower room, and family bathroom. The second floor is approached over two staircases, each leading to a bedroom.

## Gardens

Hillside is approached through double solid timber electric gates which open to a large parking area, lawns interspersed with ornamental trees, and the detached garage block which comprises the excellent home office, and parking for five/six cars. The garage has secure parking with one single and two electric double roller doors. Off the home office is a wine cellar/store.





Lying adjacent to the office/garage block is the detached summer house overlooking the heated pool. The summer house is extremely well presented in an open plan contemporary style with vaulted ceiling and exposed roof trusses. It has a shower room, a fitted kitchen area with oven, hob, fridge and dishwasher, and bifold doors open to the paved surround of the swimming pool. Adjoining the summer house, at the rear, is a workshop/studio which would easily convert to a bedroom, subject to any planning permission. An outside w.c./changing room, and boiler/pump room with air source heat pump also adjoin.

The rear gardens face west with a south aspect. Immediately at the rear is a flagstone area and a further flagstone area with brick-built barbecue and pizza oven, all ideal for entertaining. Beyond, there is a lovely wide open outlook over the garden, which is laid principally to a large expanse of lawn interspersed with mature and ornamental trees which lead down to a mixed orchard of apple, pear and plum. There is a natural pond.

## Equine Facilities

From the garden, a bridge leads to the field to the west, which has separate vehicular access from Berwick Lane. There is a timber stable block with two stables and a central hay store/potential third stable. Opposite is a substantial timber hay barn/implement machinery store.

## Studios/Workshop

The studios/workshop are grouped together in its own grounds away from the house and are situated to the north of the property. They have their own secure parking and access, and there are lawns interspersed with pathways. There are nine attractive and well-presented cabin style studios, a workshop and two shepherd huts, let to artisans on an informal basis. There are two outside w.c.'s.

## FLOORPLAN

Approximate Gross Internal Floor Area

Main House: 218 sq m / 2,346 sq ft

Annexe / Studio: 82 sq m / 882 sq ft

Garage: 118 sq m / 1,270 sq ft

Barn: 99 sq m / 1,065 sq ft

Hillside Studios and Outbuildings: 213 sq m / 2,292 sq ft

Total Area: 730 sq m / 7,855 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.



## Estate Living

The vendors currently let out the studios as a business called Hillside Creatives, which brings in approximately £45,000 per annum.

## Planning

Planning permission was granted on 18th April 2024 from South Gloucestershire Council to create a two storey extension at the rear, to provide a larger sitting room with bedroom suite above. Planning application reference P24/00113/HH.

## Property Information

**Directions:** When in Berwick Lane from the B4055 direction, drive for about 0.5 mile and the entrance to Hillside is seen on the right-hand side.

**Tenure:** Freehold.

**Guide Price:** £1,495,000

**Local Authority:** South Gloucestershire Council

**Council Tax:** E

**EPC:** D

**Services:** Main water, electricity and drainage connected to the property. Solar panels. Air source heat pump provides heating to the swimming pool. Oil fire central heating to house. RunFibre currently provides broadband. CCTV.

**Viewings:** Strictly by appointment with Knight Frank LLP.



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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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Particulars dated October 2024. Photographs and videos dated September 2024.

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