

# Little Brodbury Farm

Lower Tockington Road Tockington South Gloucestershire



A delightful detached Grade II listed former farmhouse, beautifully presented, with cottage and annex in 1.34 acres, adjoining farmland, situated in this much sought after village.

Bristol 11 miles, Bristol Parkway Rail Station 5.6 miles, M4(J18) 4.5 miles, M5(J16) 2 miles, Bristol Airport 21 miles  
Thornbury 11 miles, Bath 24 miles, Cribbs Causeway Regional Shopping Centre 5.2 miles  
(Distances and times approximate).



4-6



2-4



4-7

Summary of accommodation

Main House

Ground Floor: Reception hall | Sitting room | Family Room | Music/media room

Breakfast kitchen/ dining room with Aga | Utility room | Cloakroom

First Floor: Principal bedroom with en suite dressing room, bathroom and shower room | 4 further bedrooms

Bath/shower room | Shower room

The Cottage

Ground Floor: Breakfast kitchen | Sitting room | Shower room

First Floor: 2 bedrooms

The Annexe / Studio

Ground Floor: Bedsitting room/studio Shower room | Boiler room | Boarded loft space

Outside

Gardens. Potential small paddock | Cricket pavilion | Sunken fire pit | Large ornamental eco pond

Sauna 3 bay carport | Parking | Glazed and brick greenhouse | Timber garden implement store



Situation

(Distances and times are approximate)

Little Brodbury Farm is situated in an attractive setting adjoining farmland in this very popular and picturesque village, and is only about 150 yards from the village centre, known as “The Green”.



Village facilities include The Swan Inn, a Grade II listed pub, church, tennis club, and a variety of other sports clubs are located within the vicinity.



Schooling is available at the independent preparatory Tockington Manor School. Secondary schooling can be found at The Castle School in Thornbury which is Ofsted rated as “good”. There is an excellent choice of private schools in Bristol and Bath.



## The Property

Little Brodbury Farm is believed to date from around the 16th century with later alterations and is Grade II listed. It has been extended over the years, its attractive front elevation is of half H shape design, with a west and east wing. There are a number of features appropriate to the period including beamed vaulted ceilings and an inglenook fireplace. The present owners purchased the property in 2013 and have since carefully carried out a number of improvements including redecoration throughout. A superb bespoke Neptune designed kitchen with electric Aga was installed in 2021/2022 which included integrated appliances. The three reception rooms are particularly attractive and well proportioned, and the interior has a warm and friendly atmosphere and is very well presented.

There are wood and stone floors, window seats, an inglenook fireplace in the family room, a log burning stove in the sitting room, and bi-fold doors in the music/media open to a paved area. There are three staircases, one of which leads to the extremely well appointed principal suite in the west wing. A staircase from the breakfast kitchen/dining room leads to two bedrooms and a shower room in the east wing, and a staircase in the centre of the house leads to two bedrooms and a bath/shower room.

## The Cottage

The pretty detached self-contained cottage lies along the southern boundary of the drive and is stone built under tiled roof. It is attractively designed and well presented. The breakfast kitchen is fitted with integrated appliances, and there is a vaulted ceiling with exposed roof trusses. The sitting room has log burning stove fitted in a stone fireplace, and there is a shower room. On the first floor, are two bedrooms, one with Juliet balcony.

## The Annexe / Studio

The annex lies opposite The Cottage on the north side of the drive. It provides a large bedsitting room or studio with a separate shower/cloakroom, and boiler room. An external staircase rises to a boarded loft room. There are solar panels fitted to the roof. Attached to the west elevation of The Annex is an open sided pergola style construction with glazed roof over a sauna on decking, leading to a flagstone area.



## The Grounds

Little Brodbury Farm is approached through an electric gate which opens to a sweeping drive providing parking for a number of cars. Lying adjacent is a three bay carport with tiled roof fitted with solar panels. A central archway from the drive opens to an enclosed garden in front of the house with three lawns bisected by gravel pathways. There are lavender borders and beds planted with flowering plants. A paved area lies immediately outside the music/media room. Behind the house is a walled garden laid to lawn with borders and shaped beds.

The main garden and grounds lie to the west of the house with a south facing aspect. There is a large expanse of lawn, interspersed with mature trees including Chestnut, Walnut and a Japanese Cherry, deep shaped herbaceous border, and a large ornamental eco man-made pond. There is a striking semi-circular sunken fire pit with central steps down to built in seating. Beyond, is a very attractive cricket pavilion/summer house with an Olive tree either side. This lower expanse of lawn has the protentional of creating a small paddock.

Additional outbuildings include a large timber garden implement store and a brick and glazed green house.

## Property Information

**Services:** Main water, electricity and drainage connected. Main gas central heating to main house and The Cottage. The Annex has electric central heating. The solar panels also supply the electricity.

**Tenure:** Freehold

**Local Authority:** South Gloucestershire Council

**Council Tax:** Band G

**EPC:** TBC

**Guide Price:** £1,595,000

**Directions (BS32 4LE):** When approaching Lower Tockington Road from Fernhill, off the A38, the entrance to Little Brodbury Farm is seen on the left-hand side just after a right hand bend, before the village green.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



**Total Area = 642 sq m / 6,908 sq ft**

The floor plan shows a central yellow Landing with a staircase. To the left is a large purple Bedroom 4 (5.32 x 4.56m / 17'5" x 15'0"). To the right of the Landing is a light blue Bathroom containing a bathtub, toilet, and sink. Further right is a large yellow Sitting Room/Bedroom 5 (3.52 x 4.93m / 11'7" x 16'2").

The floor plan for the Ground Floor Main House includes the following rooms and dimensions:

- Family Room:** 53.24 x 4.37m (17'2" x 14'4")
- Sitting Room:** 7.05 x 4.51m (23'2" x 14'10")
- Utility Room:** 2.36 x 2.74m (7'9" x 9'0")
- Music/Media Room:** 4.70 x 7.09m (15'5" x 23'3")
- Kitchen/Dining Room:** 4.20 x 11.64m (13'9" x 38'2")
- Entrance Hall:** Centrally located with a main entrance door.
- Staircases:** Multiple sets of stairs are shown, including a central staircase and a staircase leading to the Music/Media Room.
- Other Features:** The plan includes a bathroom, a kitchen area with a sink and stove, and a dining area. The central area is labeled "Ground Floor Main House".

The floor plan shows a large light blue area labeled 'Principal Bedroom' with dimensions 4.97 x 4.65m and 16'4" x 15'3". To the left of the bedroom is a bathroom containing a bathtub, toilet, and sink. To the right of the bedroom is a yellow area labeled 'Dressing Room' with dimensions 3.33 x 2.33m and 10'11" x 7'8". A staircase is located between the bedroom and the dressing room. The plan also shows a kitchen area with a sink and stove, and a living area with a fireplace and a large window.