



PARSONS FARM

Stanton Wick, BS39 4BX



PARSONS FARM, STANTON WICK, PENSFORD, BS39 4BX

A pretty Grade II listed farmhouse, immaculately presented, with a self-contained two bedroom annexe, home office/meeting room, gardens, 2 orchards and paddock, commanding a panoramic view over the Chew Valley.



Local Authority: Bath & North East Somerset

Council Tax band: G

Tenure: Freehold

Outside: Gardens, 2 Orchards, Ha-ha wall, 4 Acre paddock

Services: Oil central heating, Main electricity and water, Private drainage, Underfloor heating to part of ground floor, 900MB broadband by Truspeed, 2 new boilers.

Guide Price: £1,950,000



THE PROPERTY

Parsons Farm is Grade II listed and is believed to date from the 17th century with 19th and 20th alterations and additions. It has a pretty front elevation with stone mullion windows and a central stone and tile porch all under a tiled roof.

The present owners purchased the property in 2011 and carried out a two year major restoration programme, including re-siting some of the ground floor accommodation to take advantage of the views and imaginatively converting a single storey milking barn to provide a superb principal bedroom suite, a first class home office/meeting room and a superb two bedroom self-contained annexe.







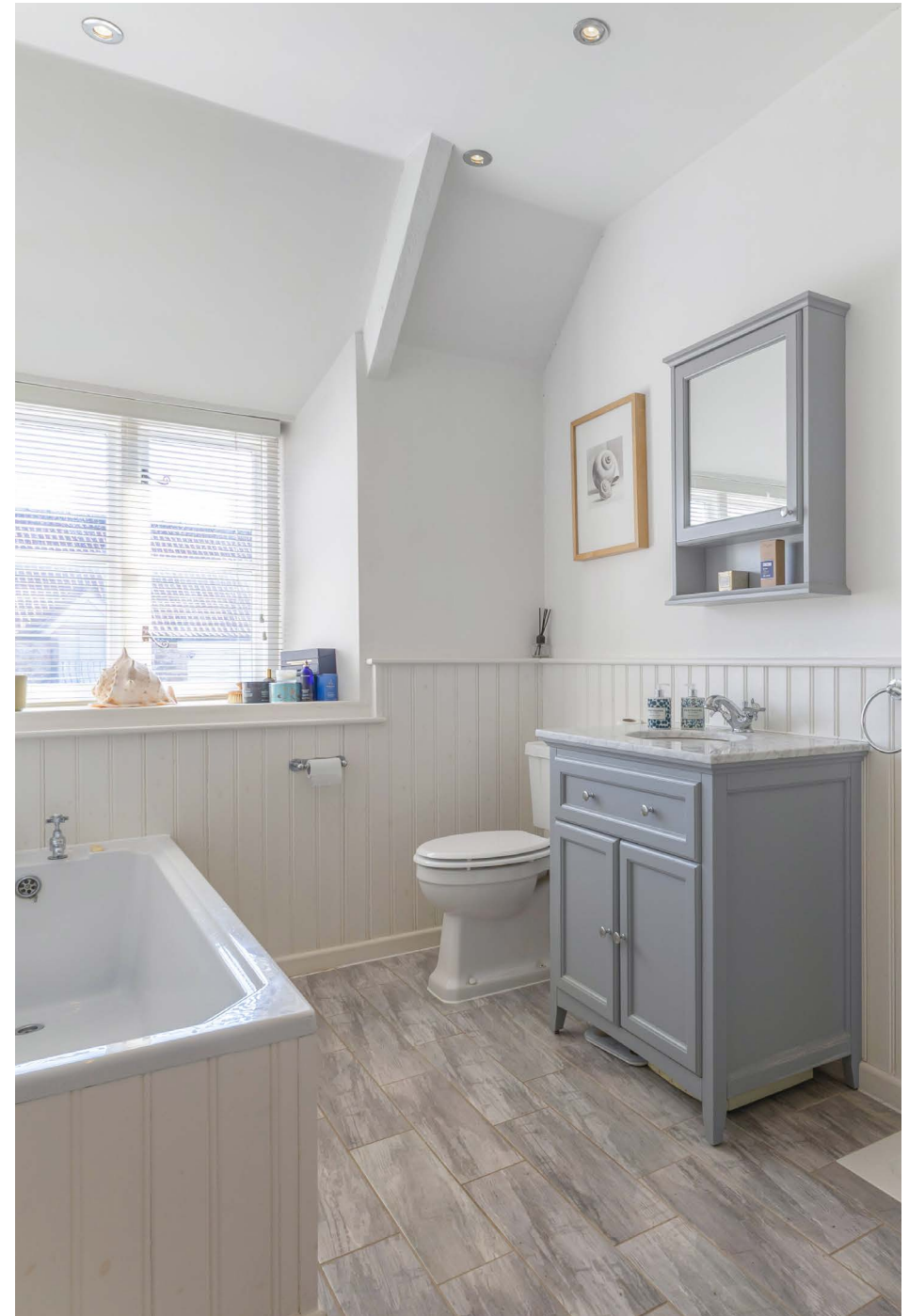


THE PROPERTY

The property is immaculately presented. A contemporary style has been introduced in the magnificent kitchen with electric Aga, a hob and ovens, two sinks, two dishwashers and electric Velux skylights and oak bi-fold doors opening to a terrace with stunning views. The converted barn is renovated to the highest standards and is light and airy and includes a two bedroom self-contained annexe.

The original part of the house retains its charm, period features, and friendly atmosphere. The first floor has a bedroom with en suite bath/shower room and dressing room or further bedroom, two additional bedrooms, and en suite shower room. The second floor has two bedrooms with vaulted ceilings and exposed roof trusses.

The whole property has a mesh Wifi broadband system and both offices are Cat 5 wired.







OUTSIDE

The grounds are very well maintained and designed for low maintenance. Parsons Farm is approached through a gated entrance and over a gravel drive that sweeps around to a parking area providing parking for several cars in front of the west wing. There are gravel and stone pathways, stone walls, level lawns and mature trees. A central pathway in front of the house leading to the front door has Lavender borders, with lawn on either side each with a herbaceous bed.

The view at the rear of the property is panoramic and unspoilt over farmland. Immediately outside the kitchen is a terrace, ideal for entertaining, taking advantage of the view and to watch the setting sun. There are raised stone beds planted with flowering shrubs. Wide steps lead down to a large expanse of lawn and a ha-ha wall, in part, separating the garden from the adjoining paddock, which has a “field house” with decking. To the west of the paddock is a productive mixed orchard and a nut grove including Japanese walnut. On the opposite side of the lane, in front of Parsons Farm, is a productive mixed orchard hidden by high dense beech hedgerow. A second gated entrance drive to the east of the house provides additional parking.

Right of Way

A public footpath crosses over the paddock as shown on the site plan.





SITUATION & LOCAL AMENITIES

Parsons Farm is situated along a quiet country lane, conveniently situated between Bath, Bristol and Bristol airport. There are glorious views from the rear of the property overlooking the Chew Valley. Stanton Wick is a small village with a strong community and has a highly rated public house.

The village of Chew Magna has a variety of shops including a supermarket, four public houses, medical and dental practices, a butcher shop, farm shop, coffee shop, vet and post office. There are numerous excellent primary and secondary schools in the area.

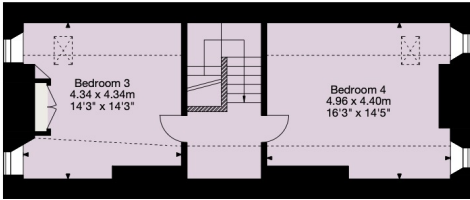
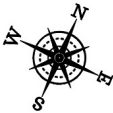




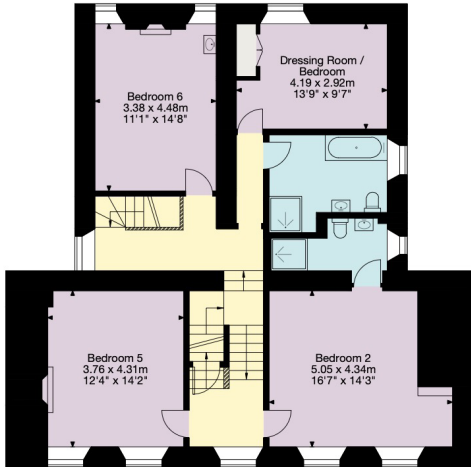
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Gross Internal Area (Approx.)
Main House = 474 sq m / 5,104 sq ft
Annexe = 78 sq m / 844 sq ft
Home Office and Outbuildings = 48 sq m / 505 sq ft
Total Area = 600 sq m / 6,453 sq ft



Second Floor



First Floor



Ground Floor
Main House

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Outbuildings

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

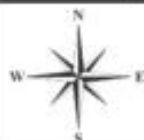
0117 317 1999
1 The Mall, Clifton
Bristol, BS8 4DP
bristol@knightfrank.com

Parsons Farm



Land Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Telford Road
Salisbury SP2 7GL

(e) planprep@lds-survey.co.uk



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We would be delighted
to tell you more.

Robin Engley (Bristol)
0117 317 1996
robin.engley@knightfrank.com

Knight Frank Bristol
1 The Mall, Clifton
Bristol, BS8 4DP

Charlie Taylor (Bath)
01225 325993
charlie.taylor@knightfrank.com

knightfrank.co.uk

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