



Brook Farm, Thornbury, South Gloucestershire

A superb property with three cottages, excellent livery yard, 28 stables, all weather arena and outbuildings, in approaching 29 acres situated along a quiet country lane.

Summary of accommodation

Main House

Ground floor Entrance hall | Staircase hall | Open plan Sitting/dining room | Study
Kitchen/breakfast room | Garden room | Utility room | Cloakroom

First floor Gallery Landing | Principal bedroom with en suite dressing room/potential
bedroom 5 and shower room | 3 further bedrooms | Bathroom

Outside Triple bay oak framed carport | Large parking area | Attractive gardens

Cottages Three 2-bedroom cottages each with garden and parking

Livery Yard and land 28 first class indoor stables | All-weather outdoor floodlit arena
(40 x 20m) and large summer jumping/exercise area | Steel framed part opened fronted
machinery building with mezzanine level and office | 2 adjoining timber hay and feed store
outbuildings with w.c. | Ring fenced land divided into 30 paddocks | Generous parking
Enclosure for horse boxes and trailers | Separate access with large car park

In all about 28.91 acres

Distances

Thornbury 2 miles | Bristol City Centre 17 miles | M5(J) 5 miles | Bristol Parkway 9 miles
Bristol Airport 22.5 miles | Cribbs Causeway Regional Shopping Centre 8 miles
(Distances are approximate).





The House

Brook Farm is situated along a quiet country lane with excellent hacking, only 2 miles south of Thornbury. The private livery yard and three cottages have separate access and lie to the north allowing the house and garden to be a separate entity.

The property was converted in 2000 by the present owner, from a range of stone and tiled farm outbuildings and barn. It is a stunning and clever conversion. The house is designed to resemble an old farmhouse, internally and externally, with many 'period' features. The interior has a warm and friendly atmosphere with light rooms, comfortable ceiling heights and has the charm of an old farmhouse. There are flagstone and wood floors, timber doors with wood lintels, window seats, exposed ceiling trusses and stone walls.

The staircase hall has an impressive central staircase which splits to two gallery landings, one leading to the principal bedroom, the other to three further bedrooms. The open plan sitting/dining room has a stone fireplace fitted with an ornate log burning stove and double doors open into the study. The bespoke kitchen/breakfast room is fitted with integrated appliances including a cooker and hob and a separate Rangemaster in an inglenook style fireplace. A French door opens to the pretty garden and a wide square arch opens from the breakfast area into the garden room.

The first floor has a gallery landing which leads to the principal bedroom suite with dressing room and shower room. The dressing room could easily become a 5th bedroom if required. There are three further bedrooms and a family bathroom.













Outside

Brook Farm is approached through a five-bar gate on to a recently laid gravel drive, providing a generous parking area. The drive leads to a new oak framed triple car port.

The very pretty south and west facing garden lies behind the house, overlooking its land and is accessed from the garden room, breakfast area and sitting room. There is an expanse of lawn with deep shaped beds and borders planted with a variety of flowering and ornamental shrubs and spring bulbs. A Wisteria adorns part of the rear elevation and trees include Twisted Hazel and a Hungarian oak, and climbing shrubs include Honeysuckle and Passion Fruit. In one corner there is raised decking and a paved area outside the rear elevation, both ideal areas for entertaining. There is also a garden store.

The Livery Yard

The yard is well positioned for hacking out and there are bridleways leading to the Severn Estuary. Whilst currently run as a livery yard, there is scope for the yard to be run as a stud or competition yard.

This private and well-respected livery yard was established many years ago and has its own main access off Mumbleys Lane. It is an excellent example of a well-designed, structured yard, with ample parking and a separate enclosure designated for horse trailers and boxes.

The parking area gives access to two substantial steel framed, part concrete block stables, sectioned into four rows of seven stables, each with a dedicated tack area. There is also a former outbuilding that housed the dairy cows when used as a farm and now provides useful storage or the potential for further stables.

Behind is an excellent 80 x 60 ft steel framed modern agricultural building, part opened fronted with a mezzanine level and office. Beside is an all-weather floodlit arena.

The Land

The land is currently divided into 30 separate paddocks and lies to the north, east and south, surrounding the house, with access to water. The majority of paddocks are enclosed by post and rail and the land is contained within a ring fence. Illuminated walkways between the paddocks allow for easy access. The main approach is off Mumbleys Lane with an alternative approach at the southern end of the property off the same lane.

There are no footpaths crossing over the land.



The Cottages

The terrace of three cottages lie to the north of the house and are accessed off the approach to the livery yard, away from the house. They are let on assured six month shorthold tenancy and each have their own rear garden and parking area. The cottages are well presented with two having separate kitchen/dining, living room and cloakroom, one with an open plan kitchen/living room and utility room, all with integrated appliances, two bedrooms and bathroom. Central heating is provided by LPG from an underground tank.

In all the whole area extends to about 28.91 acres.

Directions (Postcode BS35 3JU)

When in Mumbleys Lane, from a southerly direction, Brook Farm is seen on the right-hand side after about 0.03 miles.

Property information

Services: Brook Farm: Main water and electricity connected. Private drainage. Oil fire central heating. Broadband provided by TalkTalk. A new boiler was installed in 2021
Double glazed windows

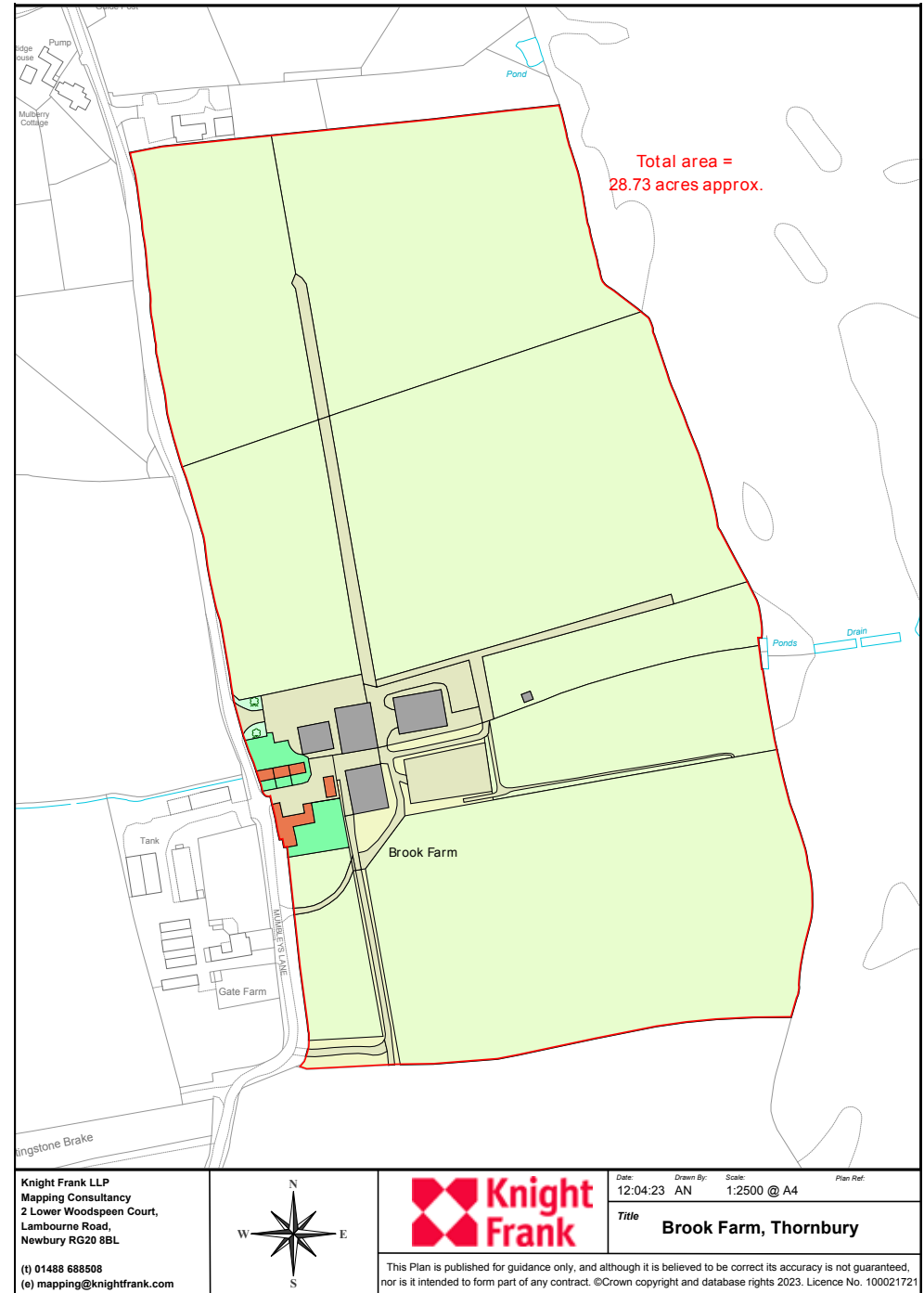
The Cottages: Water and electricity are sub-metered. LPG central heating provided from an underground tank. Private drainage. Broadband connected.

Local Authority: South Gloucestershire Council Tel : 01454 868 004

EPC: F

Viewings

By appointment through sole selling agent Knight Frank.





Approximate Gross Internal Floor Area

Main House = 317 sq m / 3,420 sq ft (Incl. External Wood Store)

Garage = 55 sq m / 596 sq ft

Cottage 1 = 78 sq m / 842 sq ft

Cottage 2 = 79 sq m / 852 sq ft

Cottage 3 = 79 sq m / 855 sq ft

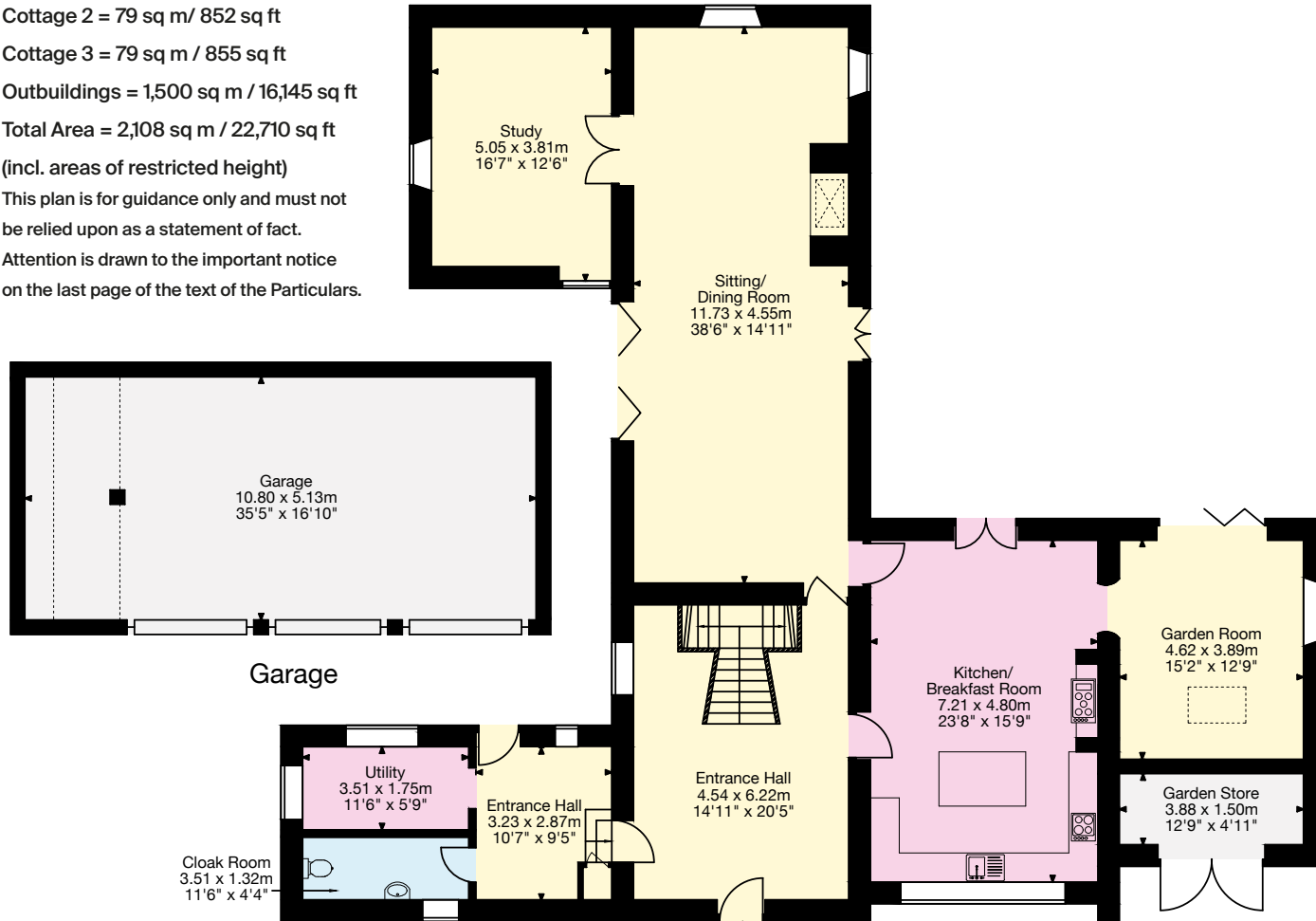
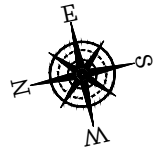
Outbuildings = 1,500 sq m / 16,145 sq ft

Total Area = 2,108 sq m / 22,710 sq ft

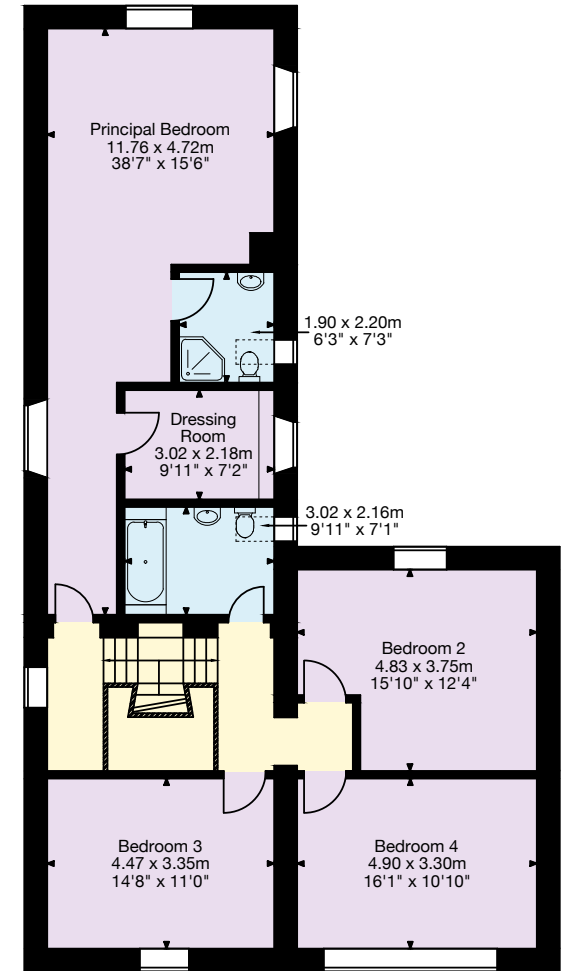
(incl. areas of restricted height)

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.



Ground Floor



First Floor

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

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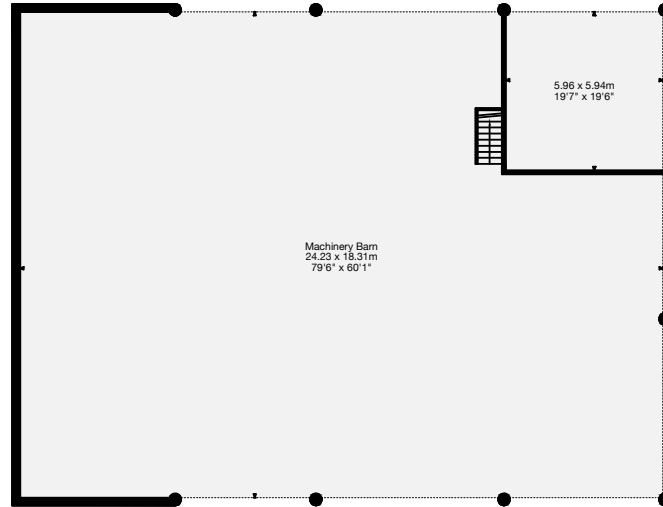
Cottage 2 = 79 sq m / 852 sq ft

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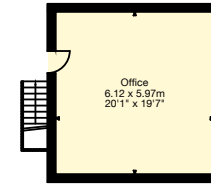
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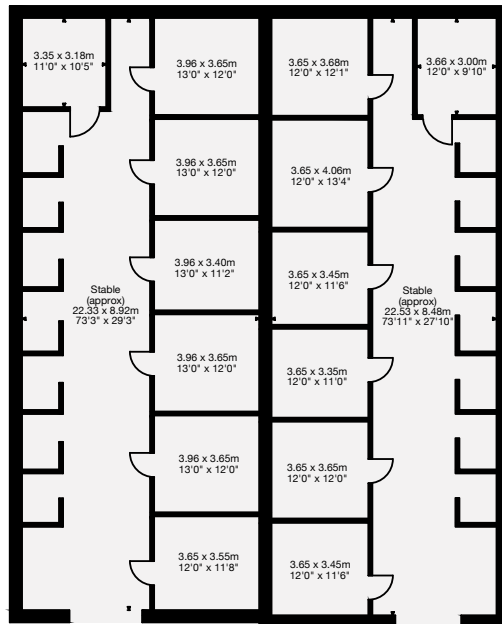
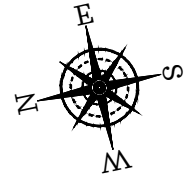
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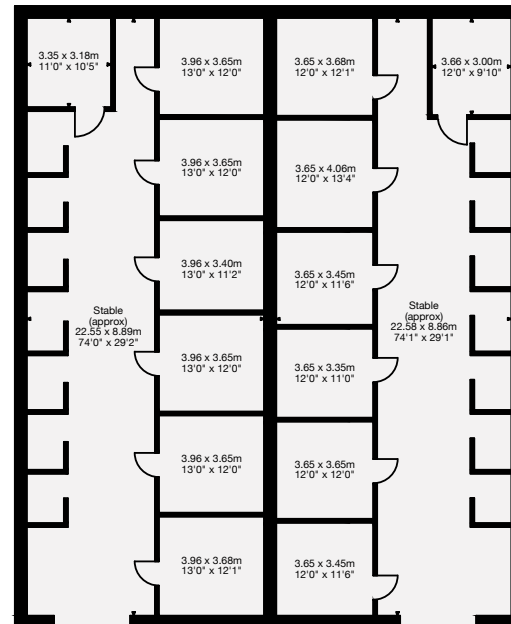
Machinery Barn Ground Floor



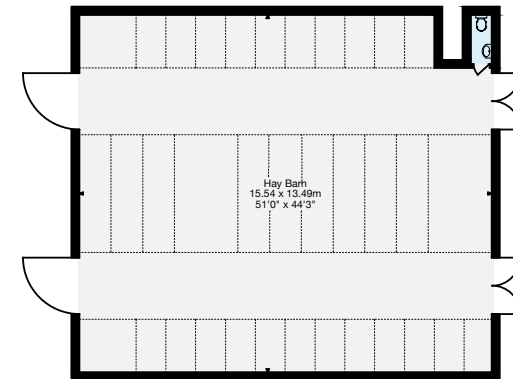
First Floor



Stable 1



Stable 2



Hay Barn

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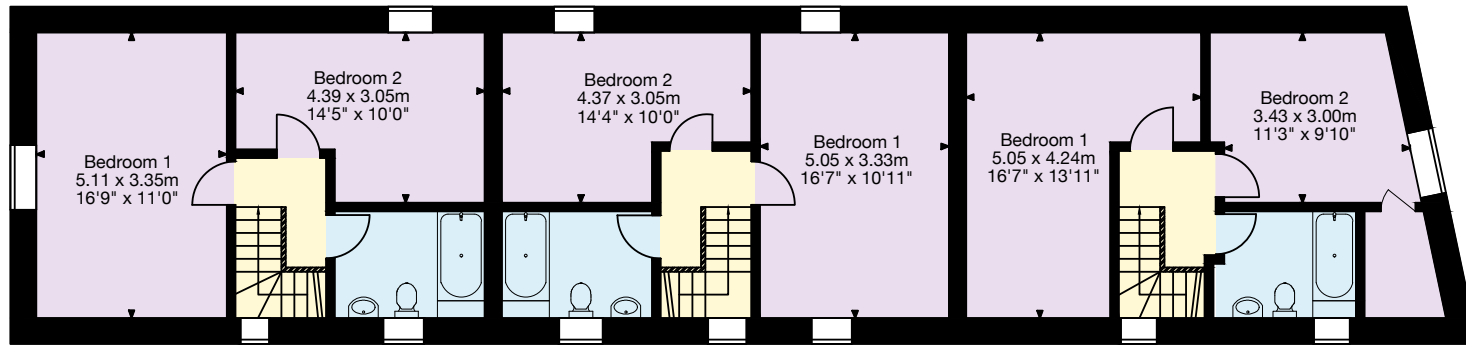
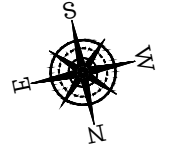
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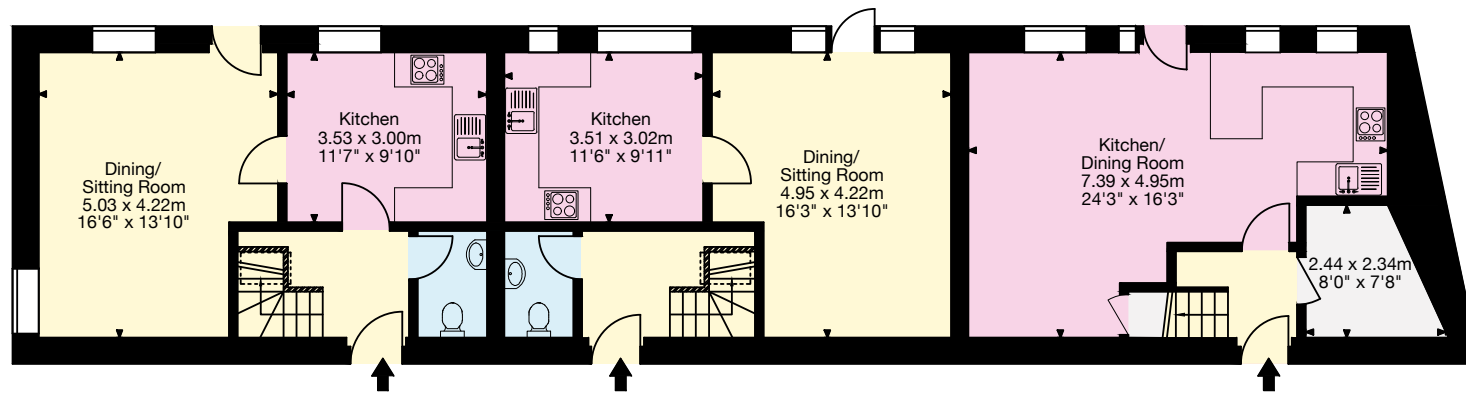
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First Floor



Cottage 3

Cottage 2

Cottage 1

Ground Floor

Knight Frank Bristol

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Clifton, Bristol
BS8 4DP

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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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Particulars dated [April 2023]. Photographs and videos dated [April 2023].

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