



# Parsons Farm Stanton Wick

A beautifully presented farmhouse dating back to the 17th Century. This Grade II listed property offers fantastic accommodation including a self contained two bedroom apartment and a separate home office. There is also 200MB broadband throughout. All in all, the property totals in approximately 5 acres of land with a separate fruit orchard.

## Ground Floor

- ◆ Entrance Hall ◆ Drawing Room ◆ Sitting room
- ◆ Family Room ◆ Reception Room
- ◆ Kitchen/ Dining Room
- ◆ Study ◆ Utility Room ◆ Two Downstairs Cloakrooms
- ◆ Master Bedroom with En Suite and Walk in Wardrobe

## First Floor

- ◆ Double Bedroom With En Suite ◆ Three Further Double Bedrooms
- ◆ Main Bathroom

## Second Floor

- ◆ Two Double Bedrooms

## Self Contained Apartment

- ◆ Open Plan Living Space ◆ Fully Fitted Kitchen
- ◆ Two Bedrooms ◆ Bathroom

## Outside

- ◆ Driveway ◆ Grounds of around 5 Acres ◆ Patio Area
- ◆ Additional Fruit Orchard ◆ Two Home Offices

Potential Building Plot (subject to planning)

**£1,950,000**







**Self Contained Apartment**



### **Description**

A truly spectacular Grade II listed 17th Century Farmhouse, located in the popular village of Stanton Wick. With a mixture of charming character and modern aspects including under floor heating in the new areas, Parsons Farm offers a spacious family home with five acres and a self contained two bedroom apartment.

The Farmhouse has a great layout along with spacious accommodation. The ground floor comprises of a large entrance hallway, drawing room, sitting room that has a door down to the cellar, study, downstairs cloakroom, family room, reception room, that then leads into the showstopper kitchen/dining room, utility room, additional downstairs cloakroom and master bedroom with en suite and dressing room.

Upstairs comprises of one en suite double bedroom, the main bathroom and a further three double bedrooms. On the second floor there are another two double bedrooms.

### **Self Contained Apartment**

The converted barns offer the opportunity for an additional income or space for a dependant family member or older child.

The apartment comprises a brilliant open plan space with high ceilings including the kitchen, dining space and sitting area. There is a bathroom and two double bedrooms.

There are two home offices, ideal for those working from home as the office is currently separated from the farmhouse and the annexe. The property is fitted with a modern Wifi mesh to give 200MB broadband throughout the property.

### **Outside**

The property is accessed down the main drive which leads to the parking area. There is ample space for cars and there is also an additional drive to the right hand side of the property offering extra parking.

To the front is a neat walled garden with beds and a pathway leading to the front door. The rest of the gardens go all the way round the farmhouse. There is a lovely patio area to the rear of the property, overlooking the land which is approximately 5 acres, the beautiful surrounding countryside and the variety of trees, including the fruit trees and the Japanese Heartnut Trees.

Also included with Parsons Farm is an orchard opposite which along with the orchard in the main garden, creates around 250 bottles of fresh apple juice a year.

There is an excellent local pub, with a good restaurant and 12 bedrooms within a few hundred yards

## Situation

Situated in Stanton Wick which lies in the beautiful Chew Valley between Bristol and Bath. This pretty hamlet is included within the parish of Stanton Drew and the local authority of Bath and North East Somerset.

The regional centre of Bristol is only 8 miles to the north whilst the World Heritage City of Bath lies 10 miles to the east with good road connections to both. The Cathedral City of Wells is some 12 miles to the south.

Day to day facilities are available in the nearby village of Chew Magna. These include a master butcher, post office and two public houses. The local primary school, Ofsted rated 'Outstanding', is located in Stanton Drew, while the highly rated secondary school is Chew Valley School in Chew Magna. There are also a number of well-regarded independent schools within the area.

Mainline rail services to London Paddington are available from Bristol and Bath. Bristol International Airport is approximately 7 miles away and the A37, A38 and M5/M4 motorways are easily accessible from the property.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. Stanton Wick boasts an impressive range of culinary hotspots on its doorstep. Within a three mile radius of the property are found the Michelin starred Pony & Trap pub, its sister fish restaurant Salt & Malt, the country hotel and restaurant The Pig near Bath, and many fine country pubs and restaurants including the highly rated local pub, The Carpenters Arms.

## General Information

- ◆ Tenure - Freehold
- ◆ Services - Mains water, private drainage. Oil central heating.
- ◆ Local Authority – Bath and North East Somerset
- ◆ Postcode – BS40 4BX
- ◆ Energy Performance Certificate – n/a As Grade II listed
- ◆ Viewings - Strictly by appointment with the Vendors agent Killens 01275 333 993
- ◆ Fixtures and fittings - All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

## Parsons Farm, Stanton Wick

Approximate Gross Internal Area = 5084 sq ft / 472.3 m

Office / Studio = 1210 sq ft / 112.4 sq m

Total = 6294 sq ft / 584.7 sq m



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