

Over Farm

Almondsbury





Over Farm

Over Lane, Almondsbury

BS32 4DD

A quintessential four/five-bedroom Grade II listed farmhouse, being sold for the first time in nearly 30 years. Surrounded by beautifully maintained gardens just over 1 acre with views of the open countryside and towards the Severn Estuary.

Ground floor

Feature entrance hall, drawing room, sitting room, kitchen/family room, study, studio/snug, utility/boot room, cloakroom, pantry, bedroom 5 / gym with sauna & shower.

First floor

Master bedroom with en-suite shower, four further double bedrooms, family bathroom

Outside

Detached stone built 25'3ft x 9'1ft garden studio/home office with kitchenette, covered BBQ area, carport, double garage, ample parking.

Mature gardens with copse and many specimen trees, large lawn areas, inner courtyard, sun terraces, Wisteria clad pergola
In total just over 1 acre

4081.0 sq. ft – 379.10 sq. m

Price on Application



Location:

Almondsbury offers many amenities to include a village shop which is run independently by local volunteers, the parish church of St Mary's, The Bowl Inn a traditional village public house with restaurant, doctor's surgery, dental practice, primary school and a garden centre with café. The village lies North of the M4/M5 interchange and makes easy access for the commuter to Parkway train station being approx. 3.7 miles south with its direct links to London. The renowned shopping centre, The Mall is one junction down the M5 offering excellent facilities and entertainment.

Accommodation:

Over Farm is believed to date from the mid 1600's and is Grade II listed. The front elevation features wood mullion leaded windows and stone drip moldings. The castellated parapet is believed to have been added in the mid 1800's. Retaining a wealth of period features to include flagstone floors, beamed ceilings, window seats, parquet floors and oak doors with iron latch furniture. The study has a wood paneled wall and - stone fireplace. The sitting room has a stone fireplace fitted with a wood burner. Both rooms have bay windows with a pleasant outlook towards the Channel. The family room has a wood burner. The spacious kitchen has a flag stone floor, Rangemaster cooker and a range of solid Cherry wood units. Adjacent is a walk-in pantry and cloakroom and access to a large utility/boot room

There is a potential self-contained ground floor annex currently used as a gym, sauna and shower.

The first floor is accessed over a choice of two staircases. There four double bedrooms all retaining period features and enjoying stunning views either towards the Channel or over the gardens. The two bathrooms include a spacious family bathroom with separate shower and an en-suite shower to the master.





Outside:

Over Farm is approached over a shared drive and gives access to an exclusive detached double garage with adjoining carport and parking. To the rear of the house is an enclosed part walled gravel and gated courtyard with pathways, leading to an open cobbled store with former bread oven offering excellent alfresco dining or potential kitchen garden.

The stunning formal rear gardens were professionally redesigned in 2015. There is an expanse of level lawn with deep shaped borders planted with a variety of flowering plants and shrubs. Specimen trees include Cherry, Maple and Eucalyptus. There are sun terraces ideal for entertaining and a pergola clad with wisteria. The garden is bordered by high mature laurel hedgerows.

Across the lawn is a converted outbuilding providing a home office / studio with solid wood floor, and kitchenette. The wooded copse has vehicular access to Over Lane. The front and side gardens are surrounded by stone walls. There is a large expanse of lawn with further specimen trees to include Weeping Willow, Pear, Walnut, Lime, and Monkey Puzzle. In all the grounds extend just over 1 acre.

Viewing Strictly by Appointment

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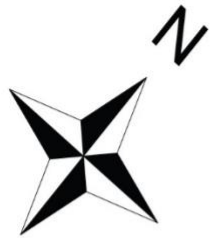
Over Farm, Almondsbury

Approx. Gross Internal Area
3364.0 Sq.Ft - 312.50 Sq.M

Garage
411.0 Sq.Ft - 38.20 Sq.M

Studio / Home Office
306.0 Sq.Ft - 28.40 Sq.M

Total Area
4081.0 Sq.Ft - 379.10 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are