

Dundry Lane, Bristol, Somerset BS41 8JF

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OFFERS ARE INVITED BETWEEN £1,100,000 & £1,275,000. Formerly a working farm and dating back in parts to 1653, this magnificent 6 bedroom family home sits in a fabulous, elevated position with breath-taking panoramic views over open countryside, towards Bristol, nearby Barrow reservoir, and the distant Welsh Hills.

Grade II listed, Upper Grove Farm enjoys extensive gardens to the front and rear as well as a private and secluded courtyard entrance. Furthermore, there is a fenced paddock ideal for those seeking pony pasture, as well as extensive woodland in all totalling circa 4.65 acres. A private gated driveway meanders its way through the front gardens to a large area of hardstanding. Large lock up garage.

A notable feature of the house is its cosiness, with much of its charm and characterful features remaining, such as an impressive Inglenook fireplace to the entrance/dining hall, mullion windows and exposed stone walls, to name but a few features.

The flexible and versatile accommodation is arranged over two floors and totals circa 3196 square foot, with a linked annex providing ideal accommodation for a dependent relative or additional guest accommodation.



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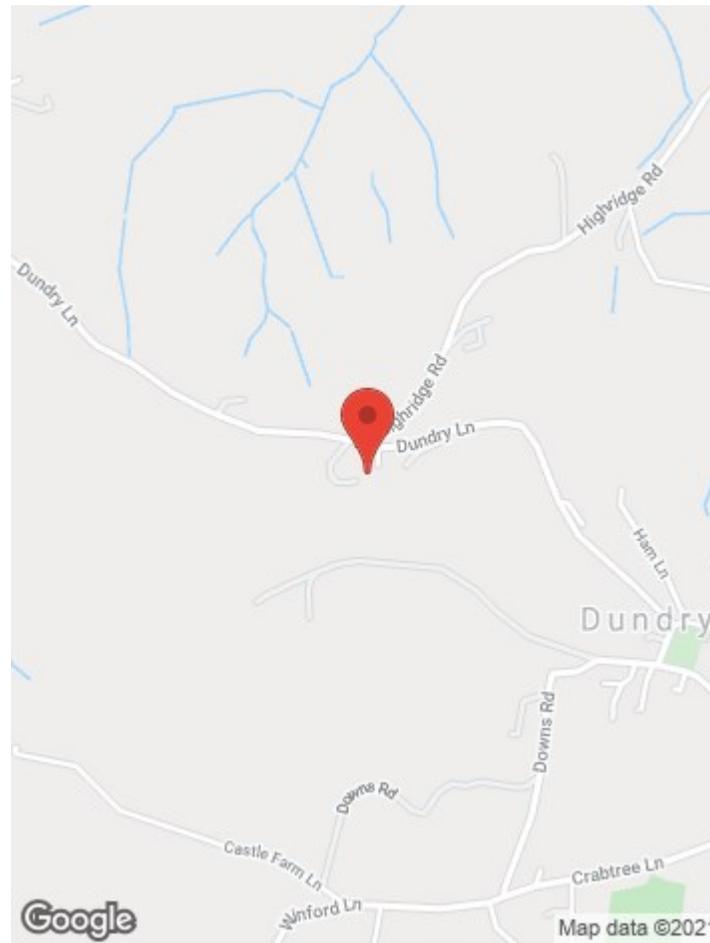


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



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