



**BURRINGTON FARM
BURRINGTON
BRISTOL**

BURRINGTON FARM, FRY'S LANE, BURRINGTON, BRISTOL, BS40 7AD

A beautiful traditional Somerset farmhouse within an idyllic village location providing a fantastic family home as well as a notable income stream from guest/holiday accommodation. Stunning landscaped gardens surrounded by beautiful open countryside.

SUMMARY

Burrington Farm is nestled away in an elevated position overlooking the vale of Wrington within the village on the very edge of the Mendip Hills that forms a nationally acclaimed and recognised area of outstanding natural beauty (AONB). The location of Burrington Farm and the village itself provides breathtaking open views and fantastic recreational value.

The property is a traditional Somerset longhouse that dates back to the 15th Century, adorned with stunning features including flagstone floors, elm doors, oak beams and open fireplaces to name but a few. The hub of this exceptional home is a big farmhouse kitchen, complete with a welcoming Aga. It is evident how much the vendors have loved living at Burrington Farm having resided here for forty-three years. During this tenure, Burrington Farm has proved to be the ideal property in which to raise a family, entertain friends and create a much-applauded guest house that has attracted a loyal following and many independent accolades over the years. The guest accommodation comprises two barns at the rear of the property that are arranged as luxury, self-catering holiday with associated formal usage. A third barn, The Garden Room, has historically been used as additional bed and breakfast accommodation as well.

Outside are beautifully tended, well stocked gardens and terraces with the principal area being a former tennis court lawn that is next to an outside swimming pool. These gardens are simply delightful with open skies and countryside views yet also allowing a good deal of privacy given the elevation of the site. A gated driveway leads to an inner courtyard that provides plenty of visitors parking whilst there is ample further car parking space behind the furthest barn. The overall plot size (including the house and barns) surmounts to just under an acre (about 0.808 of an acre or 0.326 HA).

In our opinion, Burrington Farm will appeal to those that are looking to combine a refreshing rural lifestyle alongside an attractive income or perhaps investigating a change of use for a family consolidating the generations, given the additional accommodation. The barns could equally work well (again, subject to consent) as either studios or staffed workspaces helped greatly by the proximity to Bristol and Bath.

LOCATION

The North Somerset hamlet of Burrington is held in extremely high regard with its own village square, very popular primary school and the quintessentially English ancient church of Holy Trinity. The neighbouring village of Rickford has the Plume of Feathers Public House that has served the local community for over two hundred years. Burrington also offers one of the most popular primary schools in North Somerset, church and social facilities. A more comprehensive range of shops available at the nearby villages of Churchill and Wrington. There is a large, modern medical practice in Churchill and a handy petrol station and supermarket close by. Secondary schooling is situated in Churchill, Sidcot and Wells.

Bristol International Airport is within five miles, and central Bristol around thirteen miles. The national motorway network can be reached via junction 21 of the M5 which is about nine miles distant and mainline railway services within seven miles at Yatton (with links to London Paddington from 114 mins). The surrounding countryside and Mendip Hills (a designated area of outstanding natural beauty) is accessible quite literally off the doorstep, proving a popular destination for those that walk, ride, sail, fish and play golf.

DISTANCES

Bristol 14 miles | Wells 10 miles | M5 (J21) 8 miles | Backwell Railway Station to London (Paddington) 9.5 miles | Bristol Airport 6 miles | Cribbs Causeway Regional Shopping Centre 21 miles (Distances are approximate).



ESTATE AGENTS

OTHER INFORMATION

VIEWING: Strictly by prior appointment with Hydes of Bristol T: 0117 973 1516 or E: post@hydes.co.uk. Please note that some of the guest accommodation might be occupied at different times therefore notice and flexibility might be required to view the property in its entirety on initial visits.

TENURE: We are advised the property is being sold as one lot under three separately registered freehold titles.

SERVICES: Mains electricity and water, private drainage, oil fired central heating (separate boilers and systems for the barns) and availability offered for ultrafast broad band (1000mbps upload and download speed). Mobile phone coverage “likely” outdoors for main providers (Source - OFCOM).

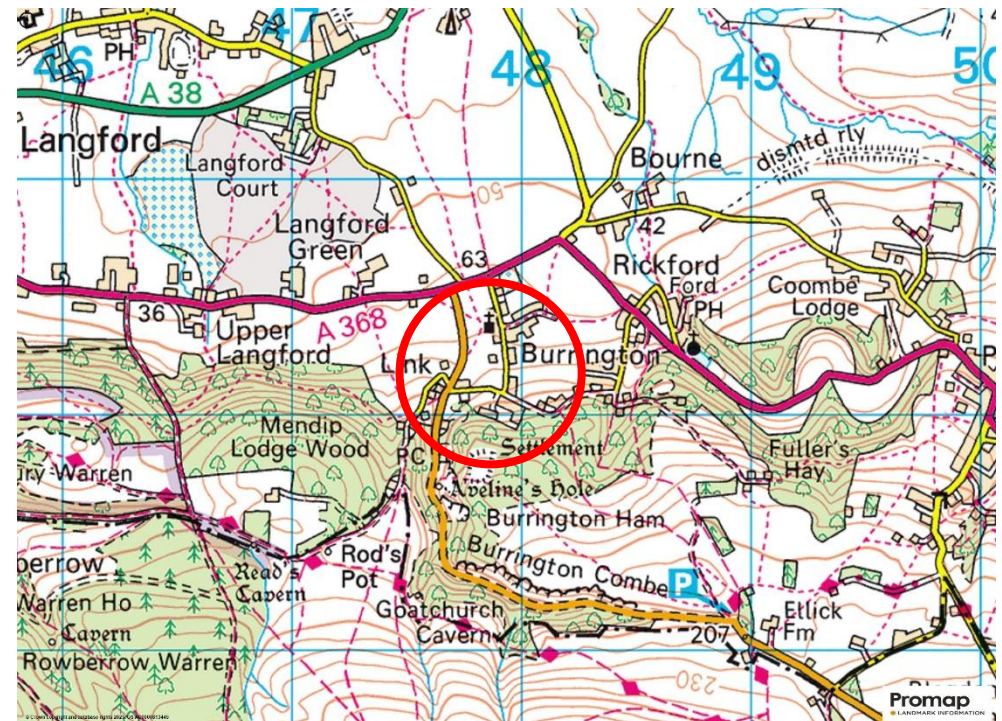
LOCAL AUTHORITY: North Somerset Council t:01934 888888 or www.n-somerset.gov.uk

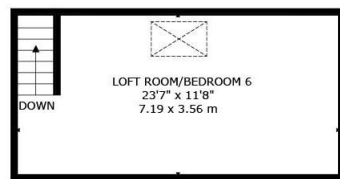
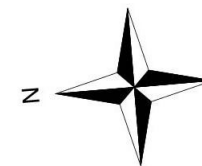
USEFUL LINKS : www.burrington-pc.org.uk & www.mendiphills-nl.org

COUNCIL TAX BAND: Band H (£4428.22 payable for 2025/2026)

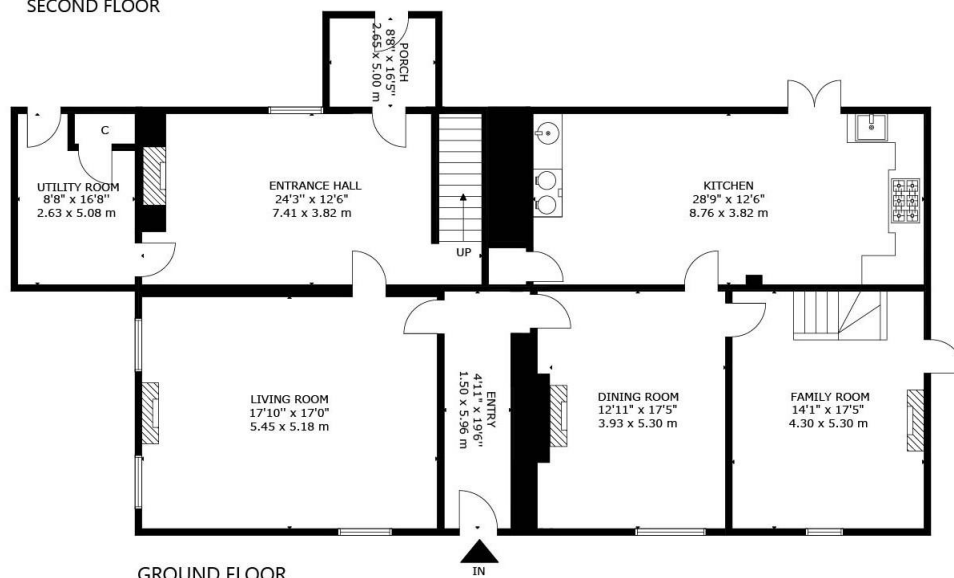
ENERGY PERFORMANCE RATINGS: Burrington Farm E (44) with potential of C (76). Garden Room C (78) with potential of C (78) and Oak Barn & Stable Barn C (74) with potential of B (81).

AGENTS NOTE: It should be noted by any prospective purchasers that the more recently constructed barns specifically offer holiday let accommodation usage and that the planning conditions suggest that they cannot be sold as a separate entity. Please also note that this property as described is being sold as three separate freehold titles therefore buyers should seek independent advice towards any additional stamp duty liabilities from their financial advisor, solicitor or tax specialist before placing any proposals.

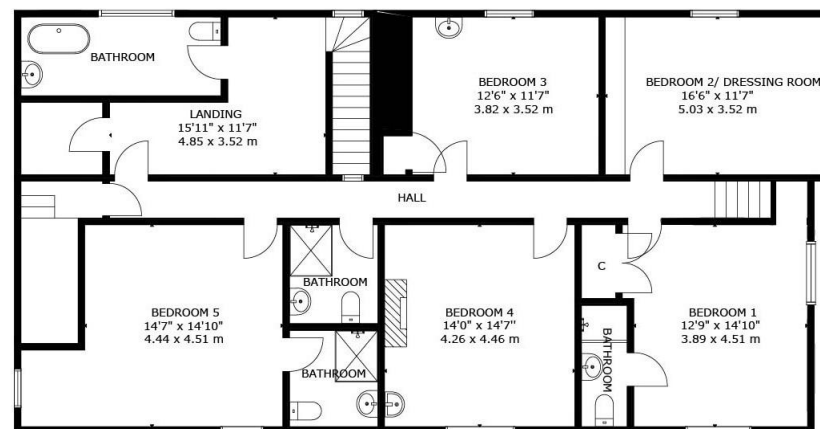




SECOND FLOOR



GROUND FLOOR

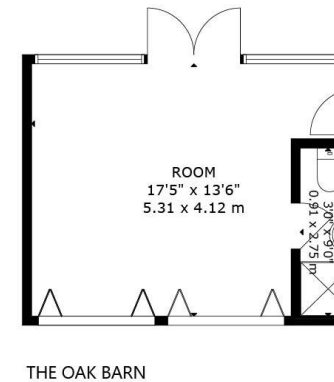
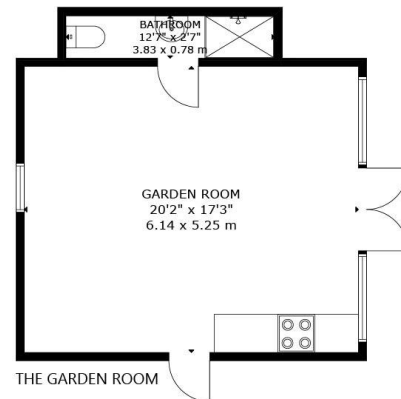
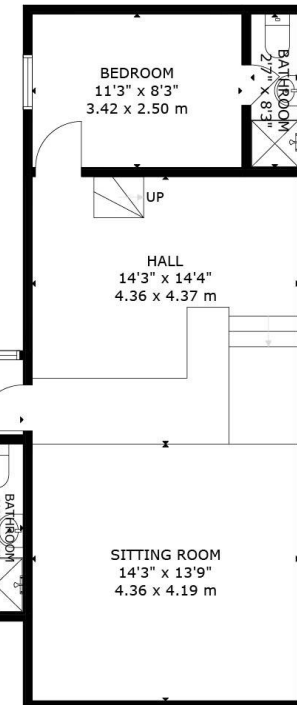
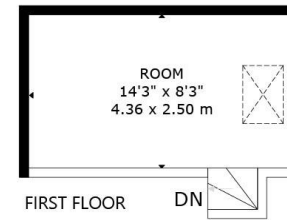
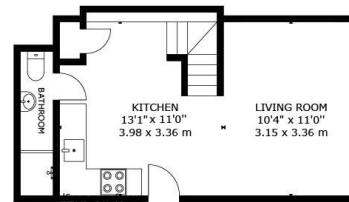
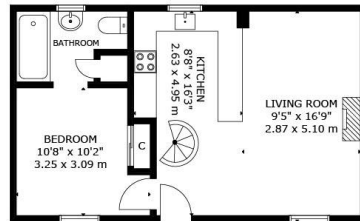
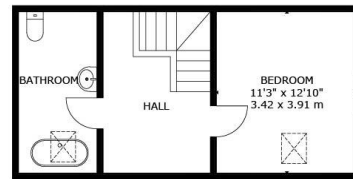
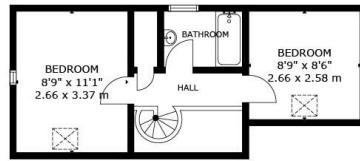


FIRST FLOOR

BURRINGTON FARM, BURRINGTON, BRISTOL, BS40 7AD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 3,514 SQ FT / 325 SQ M
 PORCH 35 SQ FT / 3 SQ M

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



BURRINGTON FARM OUTHouses
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2580 SQ FT / 240 SQ M
 GARDEN ROOM 385 SQ FT / 36 SQ M // THE OAK BARN 905 SQ FT / 84 SQ M
 STABLE BARN 604 SQ FT / 57 SQ M // BARN 1 686 SQ FT / 62 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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A central village location yet surrounded by open countryside in the lee of the Mendip Hills





ESTATE AGENTS
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