



debbie fortune  
ESTATE AGENTS



Stonehouse Farm

Kenn







# Stonehouse Farm, Kenn Street

## Kenn, BS21 6TN

£1,100,000

- Exceptional period farmhouse with ancillary accommodation
- Over 3700 sq ft of accommodation
- Separate one bedroom annexe plus quality two bedroom annexe
- Plethora of beautiful period features
- Stunning south facing garden and grounds of over an acre
- Four bedrooms to the main residence plus grand drawing room and dining room

This truly impressive late Georgian Farmhouse sits within approximately an acre of glorious south facing gardens and grounds, with numerous outbuildings. The accommodation has been extensively remodelled and improved and comes with the added benefits of a beautifully appointed one bedroom annexe and a superb two bedroom annexe.

### SITUATION

Clevedon is a beautiful Victorian seaside town overlooking the Severn Estuary, and just 13 miles from Bristol and 10 miles from Weston-super-Mare with good public bus links to both major towns. Popular features include Clevedon Pier, a grade 1 listed building, Clevedon sea front with pebbled beaches and a marine lake, ornamental gardens and a Victorian bandstand all within a 10 minute walk of each other. There are a selection of stylish cafes and restaurants situated next to the Pier and the town is also home to the Curzon cinema which is the oldest purpose built cinema in the world in working order. There is plenty of choice for shopping, both in Hill Road and at The Triangle, centred around the Victorian Clock Tower. Water sports are a feature of the local scene with clubs for canoeing and sailing as well as a variety of other sports such as cricket, rugby and football, as well as golf, bowling and riding. For walkers there are some fantastic routes with the Mendip Hills and vales of North Somerset famed for some of the loveliest walks in the region. World class fishing is offered at the nearby Chew Valley and Blagdon Lakes, and a number of well established equestrian centres are located nearby.

### DIRECTIONS

Approaching the village of Kenn from the direction of Tesco's in Clevedon, cross the roundabout in the direction of Yatton, heading out of the village on Kenn Road. After around a mile, please turn left into Kenn Street. The property can be found a short way along on the right hand side via a private driveway. The house is situated directly in front of you...

### PROPERTY INFORMATION

Tenure - Freehold  
Council tax band - G  
EPC rating - TBC

**We have noticed...** Stonehouse Farm presents a very rare opportunity indeed, a stunning principal farmhouse, a one bedroom adjoined annexe and an additional two bedroomed seperate dwelling, this along with numerous outbuildings, a beautiful south facing garden and a lovely level paddock. What an incredible lifestyle opportunity!



## DESCRIPTION

Stonehouse Farm is steeped in history and is believed to be one of the villages earliest dwellings, tucked away in an enclave of other attractive period buildings the property has been meticulously and thoughtfully improved over the years to create what it now a stylish versatile home with an excellent range of outbuildings, perfect for either a family looking for a dual occupation opportunity or perhaps those looking to supplement their income by renting out the two additional dwellings.

Built of attractive local stone under a handsome slate tiled roof the property has a charming and historic first impression. An original panelled front door leads you into an impressive entrance hallway that spans the full depth of the building, with an endearing period staircase rising to the first floor. To the left of the hallway is a spectacular dual aspect drawing room, a superb room for the family to congregate, it has a gorgeous lime stone fireplace which is inset with a cast iron wood-burner and traditional shuttered sixteen pane windows. To the front of the drawing room is a fantastic office/study which was believed to have been the original farm office from which the workers were paid, a lovely painted dresser flanks one wall and adds excellent office storage.

To the opposite side of the entrance hallway is the elegant dining room, another truly impressive dual aspect room it has panelling to dado rail height, with a beautiful hand build cabinet in the chimney recess. A smart marble fireplace creates a wonderful atmospheric focal point and chic painted floorboards add a little rustic charm.

Beyond the dining room a door leads through to the stunning kitchen/breakfast room, subject to a sympathetic and stylish over-hall in recent years, the kitchen features a substantial range of hand crafted and painted farmhouse style units with a large central island units and solid wood countertops, along with an original Welsh dresser. There is a gorgeous four oven AGA with two hotplates and an additional side oven. Tongue and groove and stone tiled splashbacks contrast the units perfectly and three well positioned Velux windows shower the room with natural light, and there is a door and window to the front, as well as a handy store cupboard. The kitchen has numerous integrated appliances and space for a plumbed American style fridge freezer.

Moving onto the first floor, a glorious galleried landing provides access to all the rooms and a perfectly positioned rear window looks out over the beautiful rear garden. There are four double bedrooms including a dual aspect principal bedroom and guest bedroom, both of which have quality fitted wardrobes. The remaining two bedrooms are both good sized doubles and have front facing aspect. The family bathroom is another beautifully appointed room featuring a classic three piece white suite with quality fixtures and fittings.

Attached to the main residence is a luxurious one bedroom apartment which is every bit as impressive as the farmhouse itself. Meticulously renovated to an exceptionally high standard it comprises a superb sitting room with bi-fold doors to the front and an excess door to the side, vaulted ceiling and a beautiful Oak floor, beyond the sitting room is an inner hallway with doors to the front and rear and a door leading to a luxurious shower room. The apartments kitchen is fit to grace any period home with a good range of fitted units and fitted appliances. Finally, the 20'7 dual aspect bedroom is simply magnificent, with its vaulted ceiling and exposed beams, modern fireplace and French doors to the garden, it is so much more than your average annexe.

Outside, you will find a fantastic contemporary two bedroom annexe, which has a large open living kitchen/dining room, two excellent double bedrooms and a chic modern shower, a brilliant source of additional income. There are two further spacious outbuildings including a large covered car barn which could fit a fleet of vehicles and a separate outbuilding which was formally part of a working cider production business and still has the antique cider press which is believed to date back to 1924.

The garden at Stonehouse farm is simply divine and offers an incredibly degree of privacy. Hugging the rear of the house is a beautiful covered veranda with a flagstone stone footpath and shaded sitting area, a second stone terrace provides a perfect space for al-fresco dining whilst soaking up the sunny southerly orientation. A large formal lawn is bordered by established planting with a number of impressive specimen and fruit trees. Beyond the formal lawn a gated archway opens through to a level paddock which is would make a perfect children's football pitch but equally is ample for a pony or other small farmyard animals. There are also several raised vegetable beds and a chicken run.

Within the garden there is a substantial timber cabin/studio and a handy five bar gate for ease of access.

















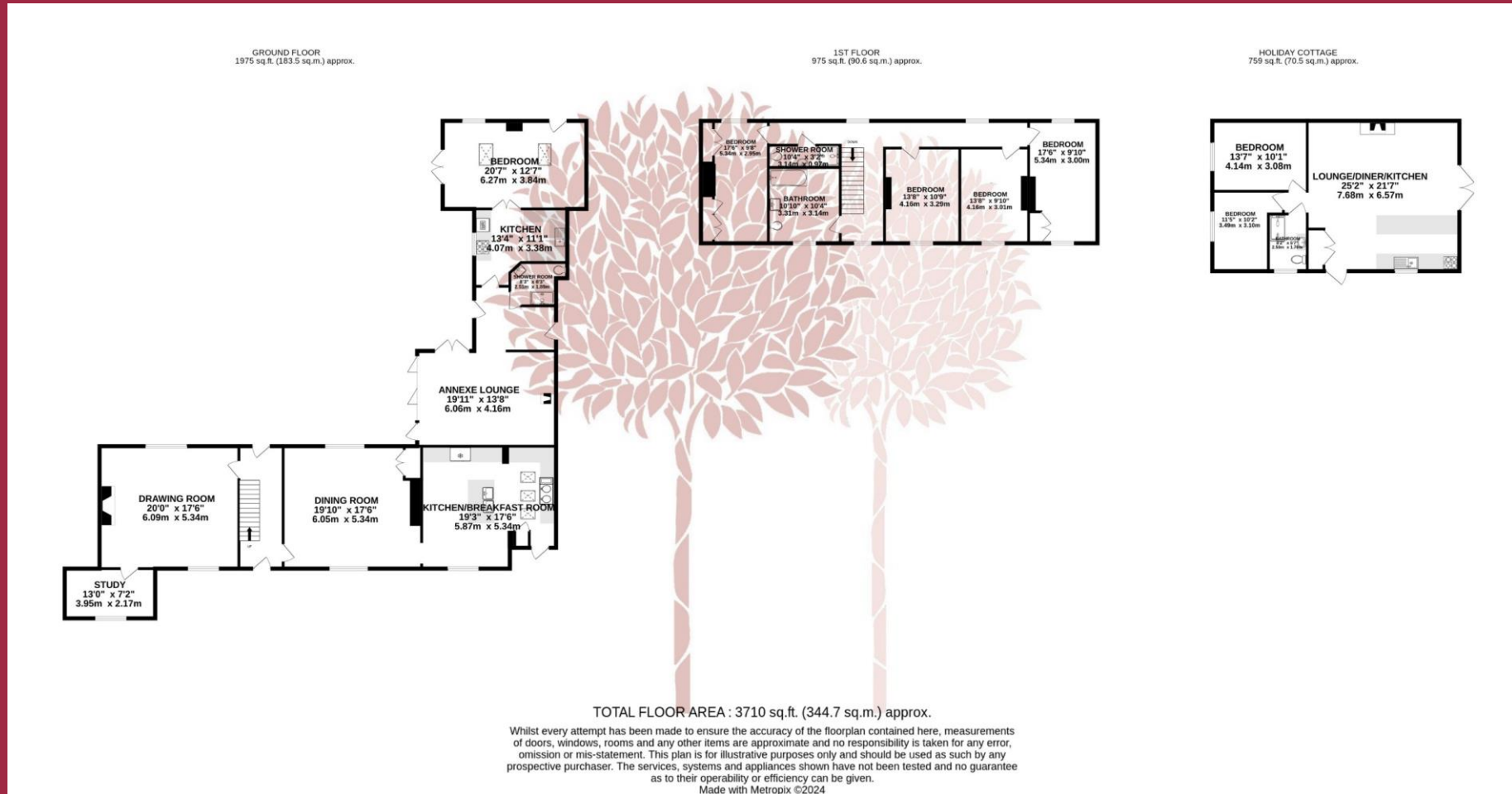








## Floorplan



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