



Plentys Farm, Ham Lane, Kingston Seymour, BS216QX

**£1,150,000**

Steven  
*Smith*





Situated in the pretty village of Kingston Seymour adjacent to open countryside, this impressive stone built detached property offers a wealth of space, charm and character. Occupying a generous and private one acre plot, this magnificent home will prove the ideal retreat for those looking for a rural idyll. The accommodation itself spans two levels and enjoys plentiful welcoming living spaces which exude luxury, style and an abundance of features. To the ground floor, a fabulous 45 foot living room sets the scene for spending precious time with friends and family. A truly inviting room with feature log burner, stunning vaulted ceiling with exposed beams and a wonderful countryside vista, this is the perfect space in which to relax and unwind. Often the heart of the home, the kitchen has been beautifully and thoughtfully fitted to include a wide range of units and ample working space, with a welcoming Aga taking centre stage, perfectly complementing that country lifestyle. Informal meals and quick snacks can be enjoyed sat around the breakfast bar whilst a separate dining room provides the perfect spot for more formal mealtimes and entertaining guests. In addition, both the garden room and conservatory offer alternative pleasing spaces in which to relax, drinking in the peaceful verdant surroundings. To suit the modern busy lifestyle, the property also benefits from a separate utility room, a dedicated study/home office and a sizeable garage which offers ample storage space for those larger items. Plenty's Farm boasts a total of four bedrooms which includes a charming guest suite on the mezzanine level. The principal bedroom suite is particularly impressive with an attractive vaulted ceiling, enviable dressing area and well appointed

en suite. Two further double bedrooms are situated on this level together with a family bathroom and useful separate cloakroom. Equally as impressive outside, the property sits in beautifully tended grounds which include stables and a paddock making this the perfect base for those who enjoy rural and equestrian pursuits or for those who simply find great joy in nature. The village of Kingston Seymour enjoys a traditional community feel with many social events and activities and a wealth of local country activities to pursue. For larger amenities and shopping facilities, the neighbouring town of Clevedon and Yatton village centre are within a short drive as well as excellent transport links with the mainline railway station at Yatton and Bristol International Airport being within easy reach, Plenty's Farm certainly presents a unique and exciting opportunity for those looking to embrace a rural lifestyle and must be viewed to truly appreciate what is, undoubtedly, a very special home.

#### **Accommodation (all measurements approximate)**



Front door opens to entrance vestibule with cupboard for shoes and coats. Door opens to:

#### **The Hallway**

A great space with connects beautifully with all of the accommodation. Window to front, spotlights. Two doors giving access to the garage.

#### **Cloakroom**

White suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, window to front, partially tiled, spotlights.

#### **Drawing Room 26'1" x 15'6" max 14'10" min**

Such an impressive space with a high vaulted ceiling exposing the beams, a black enamel woodburning stove takes centre stage and is set on a hearth with a stone surround. Sliding patio doors to the

#### **Dining Room 19' 3" x 13' 2" (5.86m x 4.01m)**

A great entertaining space with a feature stain glass window to front and second window to side. Measurements include the staircase. Spotlights.

#### **Kitchen/Breakfast Room 15'4" max 9'6" min x 13'5"**

Beautifully fitted with a range of wall and base units with granite work surfaces incorporating a breakfast bar, sink with mixer tap, double electric oven with four ring electric hob and concealed extractor hood. Space for an American style fridge/freezer, integrated dishwasher. A beautiful Royal blue oil fired AGA takes centre stage. Tiled splashbacks, tiled floor. Opening looking into the garden room.

**Utility Area 7' 5" x 5' 3" (2.26m x 1.60m)**

Fitted with the same range of wall and base units as the kitchen with granite tops, ceramic sink, plumbing for washing machine, tiled splashbacks, tiled floor. Opening to:

**The Garden Room 15' 8" x 13' 6" (4.77m x 4.11m)**

A beautiful addition to the property with a clear glass roof, bi-fold door connecting the space beautifully with the impressive garden. Feature stone wall.

**The Conservatory 19' 0" x 8' 7" (5.79m x 2.61m)**

Another great addition to the property with clear glass roof with a set of french doors and sliding doors again connecting this space beautifully with the impressive garden. Tiled floor.

**The Master Suite 17' 2" x 12' 3" (5.23m x 3.73m)**

Such a special bedroom with a set of french doors opening to the gardens, high vaulted ceilings exposing ceiling beams and skylight. Built in wardrobes and dressing table with bedside drawers.

**Dressing Room 9' 3" x 7' 3" (2.82m x 2.21m)**

Measurements include built in wardrobes providing shelving and hanging facilities.

**En-Suite**

Four piece white suite of WC, washhand basin set into a marble hearth with storage below and either side of the mirror. Jacuzzi style bath and separate shower cubicle with mains shower. Fully tiled walls, obscure windows, spotlights.

**Bedroom 2 14' 0" x 13' 4" (4.26m x 4.06m)**

NB. This room is currently being used as a classroom. A dual aspect room with window providing a pleasant outlook over neighbouring farmland and a set of french doors opening out to the rear patio and garden. Inter connecting double doors to bedroom 3 and access to loft space.

**Bedroom 3 18' 8" x 9' 11" (5.69m x 3.02m)**

Inter connecting doors to bedroom 2 and window overlooking the rear garden.

**Family Bathroom**

Four piece white suite of WC, Jacuzzi style bath, washhand basin and shower cubicle with mains shower. Fully tiled walls, obscure window, spotlights.

From the dining area an open tread staircase rises to:

**Mezzanine/Home Office 12' 4" x 9' 1" (3.76m x 2.77m)**

NB. There is some restricted head height due to the pitch of the roof. This is a lovely space to look back down into the drawing room. There is a window overlooking the garden and the perfect home office.

**Guest Suite 20' 11" x 14' 0" (6.37m x 4.26m)**

NB. Measurements are floor space due to restricted head height because of the pitch of the roof and also include the en-suite. Skylight to front and second skylight to rear. Measurements include a run of built in wardrobes.

**En-Suite**

Three piece suite of WC, washhand basin, corner bath with hand held shower attachment, partially tiled walls, skylight.

**NB.** There is Samsung Air Source Heating. The heating is controlled by a remote app ( passive heating ) with oil back up. Oil heats the water and runs the aga.

**OUTSIDE**

From Ham Lane a pillared entrance gives access to the bridge leading over to the parking area for Plentys Farm where there is parking for easily 6 vehicles. This leads to the two garages with automatic garage doors. A pretty rustic brick pathway then leads under the canopy giving access to the front door. A raised stone wall with established shrubs provides a lovely entrance area.

**The Garden**

What a gem, a completely secluded and private garden which has been much loved by the current owners. Immediately outside of the property is a very generous patio providing numerous seating and entertaining areas and connecting beautifully with the accommodation of the main property. Three steps rise to the well tended level lawn providing lovely views across towards the neighbouring farmland with a fine array of established trees and shrubs dotted in different areas within this extensive garden. There is access to a greenhouse and a feature pond with a patio area to enjoy this nature space. A five bar gate opens to the second part of the garden which again has been beautifully looked after by the current owners where there is also a play area and far reaching views across neighbouring farmland. A five bar gate opens to an area which has two stables for ponies and is bound by a fence. In this area there is an aluminium shed.

**The Garage 33' 1" x 26' 8" (10.08m x 8.12m)**

Such an impressive garage with two automatic up and over doors. The garage could easily house four cars, two windows to side, access to the boiler and Megaflow hot water tank. Also located within the garage is a sauna which will be included within the sale. There is also further space for extra refrigeration etc. Electric car charge point.

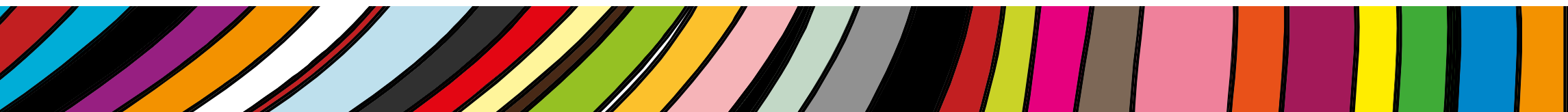














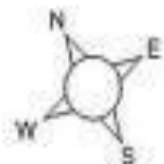
# Plentys Farm, Ham Lane, Clevedon

Approximate Gross Internal Area

Main House = 2942 Sq Ft/273 Sq M

Garage = 884 Sq Ft/82 Sq M

Total = 3826 Sq Ft/355 Sq M



Detached



Freehold



4



Large grounds



3



G



3

**EPC**

D



Air source with oil back up



Garage and ample parking

Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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