



Waterloo Farmhouse, Northwick, Dundry, Bristol, BS41 8NP
For Auction
Guide Price £425,000

An opportunity to acquire a beautiful detached 5 bedroom period farmhouse with extensive garden, set back off a country lane situated within a rural location offered **for Auction on Tuesday 27th October 2026 - 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT.**



Description:

An opportunity to acquire a substantial detached five-bedroom period farmhouse, occupying an attractive rural position near Dundry and within a convenient reach of Bristol.

Extending to approximately 2,823 sq.ft, Waterloo Farmhouse offers spacious and versatile accommodation arranged over three floors. The property retains a wealth of character, including exposed beams, stonework and traditional fireplaces and provides considerable scope for modernisation and improvement.

The ground floor comprises of two principal reception rooms, kitchen, conservatory, utility/ boot room, store room and toilet. The first floor provides four bedrooms and a family bathroom with high ceilings, with a substantial fifth bedroom occupying the second floor.

Outside:

The farmhouse is set within 0.55 acres (0.23 hectares) with established gardens and grounds, with areas of lawn, mature trees, shrubs and planting providing an attractive setting and good degree of privacy.

Key Features:

- Detached Period Farmhouse
- Five bedrooms
- Approximately 2,823 sq.ft.
- Two Principal Reception Rooms
- Large Conservatory
- Established Gardens
- Character Features Throughout
- Considerable Potential for Modernisation
- Rural setting within convenient reach of Bristol

Location:

Waterloo Farmhouse is situated off Upton Lane, with its own driveway Waterloo Farm Lane which is a Class 4 adopted highway within Northwick, a rural location in the sought after Chew Valley.

What3Words:

///gears.escape.rugs





Rights of Way:

The Right of Way is granted by the farmhouse for the other adjoining Farm Buildings and Land. There are footpaths which surround the premises and BOAT

Local Authority:

Bath and North East Somerset

Tenure:

Freehold with vacant possession.

Method of Sale:

For sale by Public Auction on Tuesday 27th October at 19:00pm at Mendip Spring Golf Club, Honeyhall Lane, Congresbury, BS49 5JT and held online.

Solicitors:

Hayley Turner- Bennetts Solicitors, Barley Wood Stables, Long Lane, Wrington, BS40 5SA

Agents Notes:

There is a £2,000 plus VAT Buyers Contribution fee payable to the Agents upon Completion.

Viewings:

Strictly and only by prior appointment through the Vendors Sole Agents Nancekivell & Partners Limited either **Richard Nancekivell 07770 966372** or **Chloe Brown 07475 031835**.

Prior to making an appointment we strongly recommend that you discuss any queries you may have which are likely to affect your interest in the property in order that you do not make a wasted journey.

Important Notice:

Nancekivell & Partners, their clients and any joint agents give notice that

(1) They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

(2) Any areas, measurements or distances are all approximate.

The text, photographs and plans are for guidance only and are not necessarily all comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Nancekivell & Partners Limited have not tested any services, equipment or facilities.

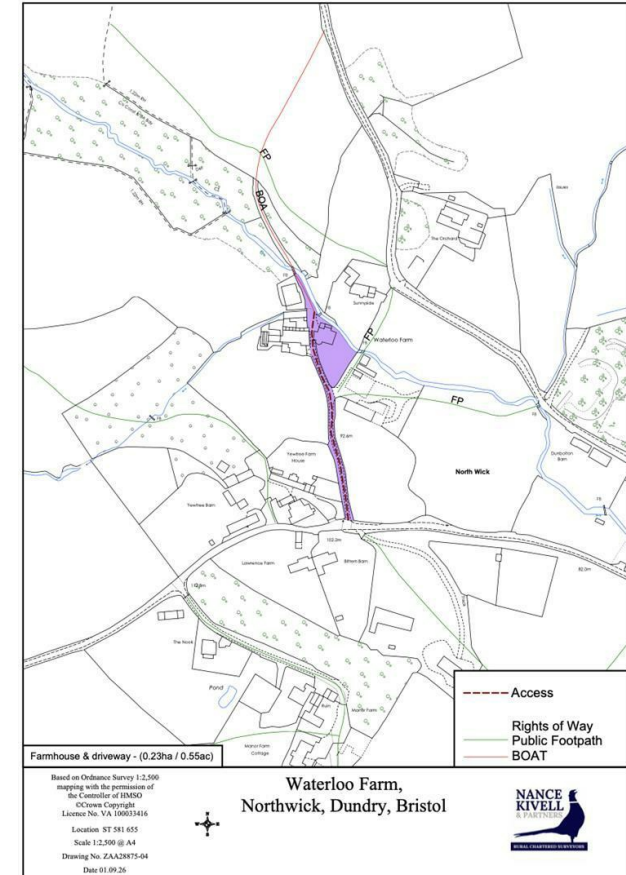
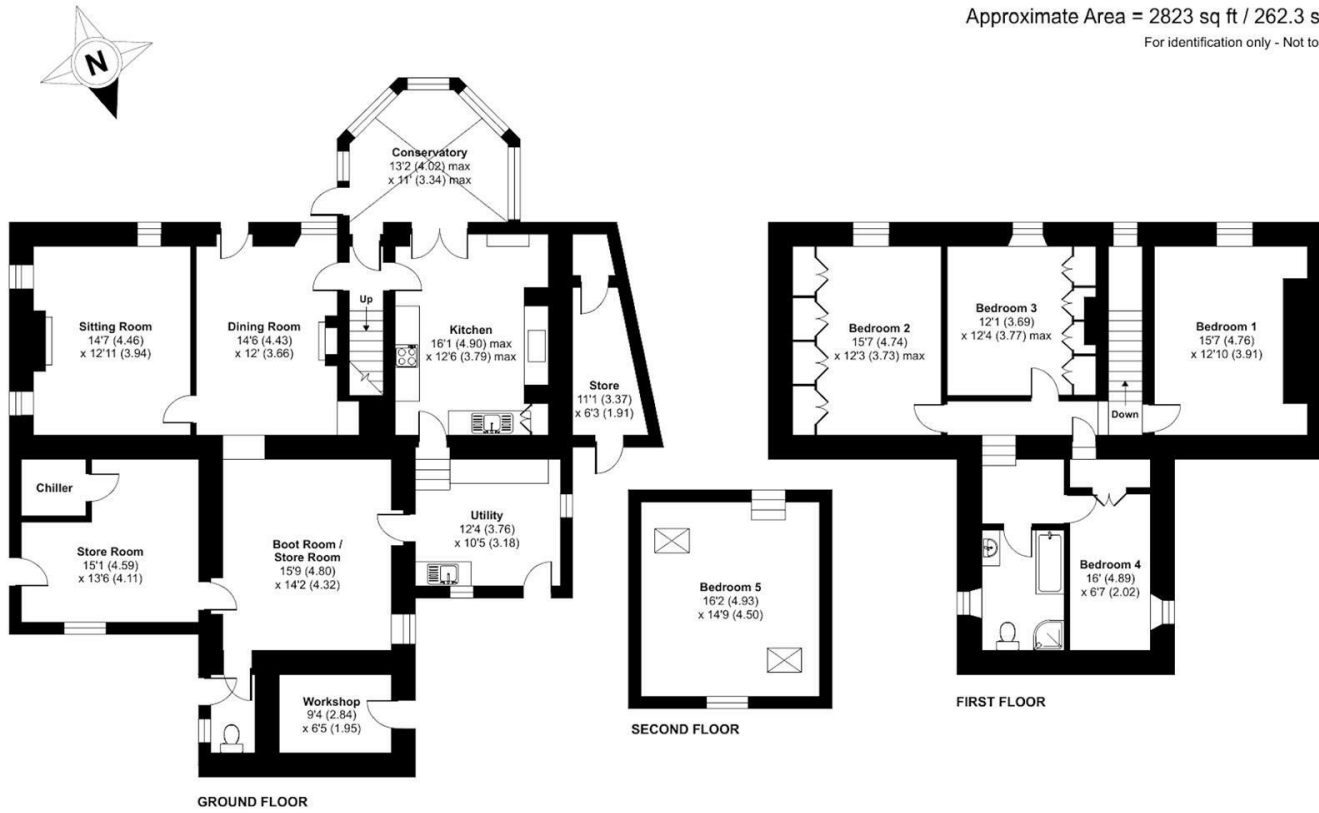
Purchasers must satisfy themselves by inspection or otherwise.



Northwick, Dundry, Bristol, BS41

Approximate Area = 2823 sq ft / 262.3 sq m

For identification only - Not to scale



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		
		40
	9	
EU Directive 2002/91/EC		



www.nancekivellandpartners.co.uk
T:07770 966372 or 07475 031835
Richard@nancekivellandpartners.co.uk or Chloe@nancekivellandpartners.co.uk

