

West Aldwick Farm Aldwick Lane Redhill BS40 5RE

£1,000,000

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RESIDENTIAL SALES





 Property Type House - Detached	 How Big 2877.80 sq ft
 Bedrooms 5	 Reception Rooms 5
 Bathrooms 3	 Warmth Oil fired central heating
 Parking Off street	 Outside Front and rear
 EPC Rating E	 Council Tax Band G
 Construction Traditional	 Tenure Freehold

Steeped in history and beautifully restored with timeless elegance, West Aldwick Farm is a substantial detached former farmhouse believed to date back over four centuries. This exceptional period home offers accommodation approaching 3,000 sq ft and is thoughtfully arranged to provide versatility, charm, and modern convenience in equal measure. Immaculately presented throughout, the property combines exquisite period detailing to include exposed beams, flagstone floors, feature stone walls and log burning fireplaces with an exceptional quality of finish, creating a warm and sophisticated home.

The spacious, bright accommodation offers numerous potential arrangements with the current owners mainly using the generous entrance porch which provides access to the cloakroom WC and exceptional kitchen breakfast family room. This spectacular open plan room is designed for both everyday living and entertaining. The kitchen design features a beautiful range of tasteful shaker style cabinets topped with a combination of granite and oak worksurfaces, with space for a range style cooker. The adjoining dining and family space is light and airy, enjoying dual aspect windows and bi-fold doors that open directly onto the rear garden and countryside beyond. From here, the accommodation flows naturally into the separate formal dining room, a true highlight of the property with its flagstone floor, exposed stone walls, log-burning fire and deep window seat overlooking the front garden. The study provides an ideal home working environment, fitted with bespoke cabinetry and shelving, while the separate sitting room offers a serene space to relax, complete with a stone fireplace housing a wood burner, natural oak beamed ceiling and French doors opening to the garden. An internal hallway enjoys stairs rising to the first floor and generous walk-in pantry whilst linking seamlessly to the property's west wing, which offers remarkable flexibility, ideal for those seeking dual occupation, guest accommodation or the potential for an independent annexe, accessed via a spacious secondary entrance hall and including a double bedroom and bathroom, offering the potential for single-level living if desired. A well-proportioned family room enjoying countryside views and could equally serve as a second sitting room, music room or library and hosts an additional stairway leading to the first floor. A generous utility/boot room, currently arranged as a secondary kitchen provides practical storage and workspace with fitted cabinets and space for a cooker and plumbing for laundry appliances. Upstairs, a quirky and characterful split-level landing leads to three sizable double bedrooms with a further single bedroom, each enjoying delightful outlooks over the Mendip Hills and surrounding countryside. The principal bedroom benefits from a dressing room, while the family bathroom offers a four-piece suite, and a separate 'Jack & Jill' shower room provides additional convenience. Every aspect of the layout has been thoughtfully designed to accommodate a range of lifestyles, from growing families to those seeking space for guests or multi-generational living.

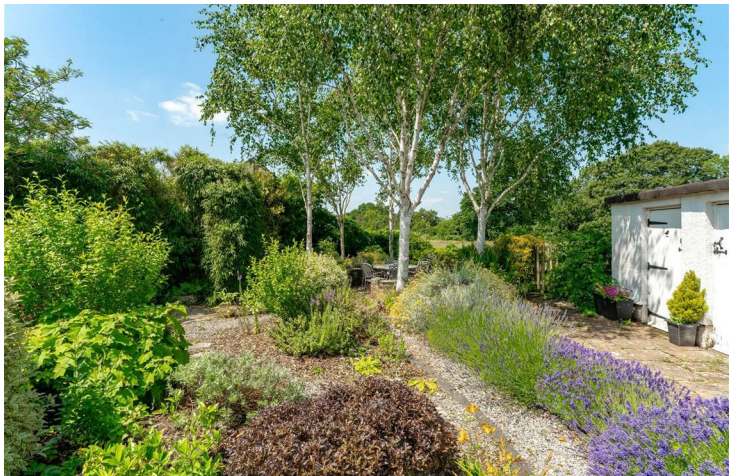
Outside, the gardens and setting of West Aldwick Farm are every bit as captivating as the interior. The property is approached via a gravelled drive providing extensive parking and an electric vehicle charging point. The gardens wrap gracefully around the house and are designed to complement its rural setting with both structure and beauty. To the front, a manicured lawn enclosed by mature hedging and stone walling provides a private and peaceful outlook, with established borders, raised vegetable beds and green house for those with a love of gardening. The rear garden enjoys a glorious southerly aspect, featuring a patio courtyard accessed directly from both the kitchen breakfast room and sitting room, the perfect spot for morning coffee or summer dining. Beyond, a level lawn surrounded by mature planting leads to a further seating area enjoying uninterrupted views across the adjoining fields and open countryside. The result is an outdoor space that feels both intimate and expansive, perfectly reflecting the character of this exceptional home.

Set along Aldwick Lane, one of the area's most desirable semi-rural addresses, West Aldwick Farm occupies a tranquil position surrounded by open countryside, yet remains well connected to nearby amenities. The charming village of Wrington lies just a short distance away, offering a range of everyday shops, cafés and a highly regarded primary school. The property also sits within easy reach of Yatton and Backwell, both providing mainline rail connections to Bristol, Bath and London Paddington, while Bristol Airport and access to the A38 ensure excellent transport links for commuters. The surrounding area is renowned for its beautiful walking and riding routes, as well as access to the Mendip Hills Area of Outstanding Natural Beauty, offering endless opportunities for outdoor pursuits. Combining period charm, versatile family accommodation and a truly idyllic setting, West Aldwick Farm represents a rare opportunity to acquire one of Aldwick's most distinguished country homes.











Charming period residence set within the rural hamlet of Aldwick



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains water
Shared Drainage via Septic Tank

HEATING
Oil fired heating

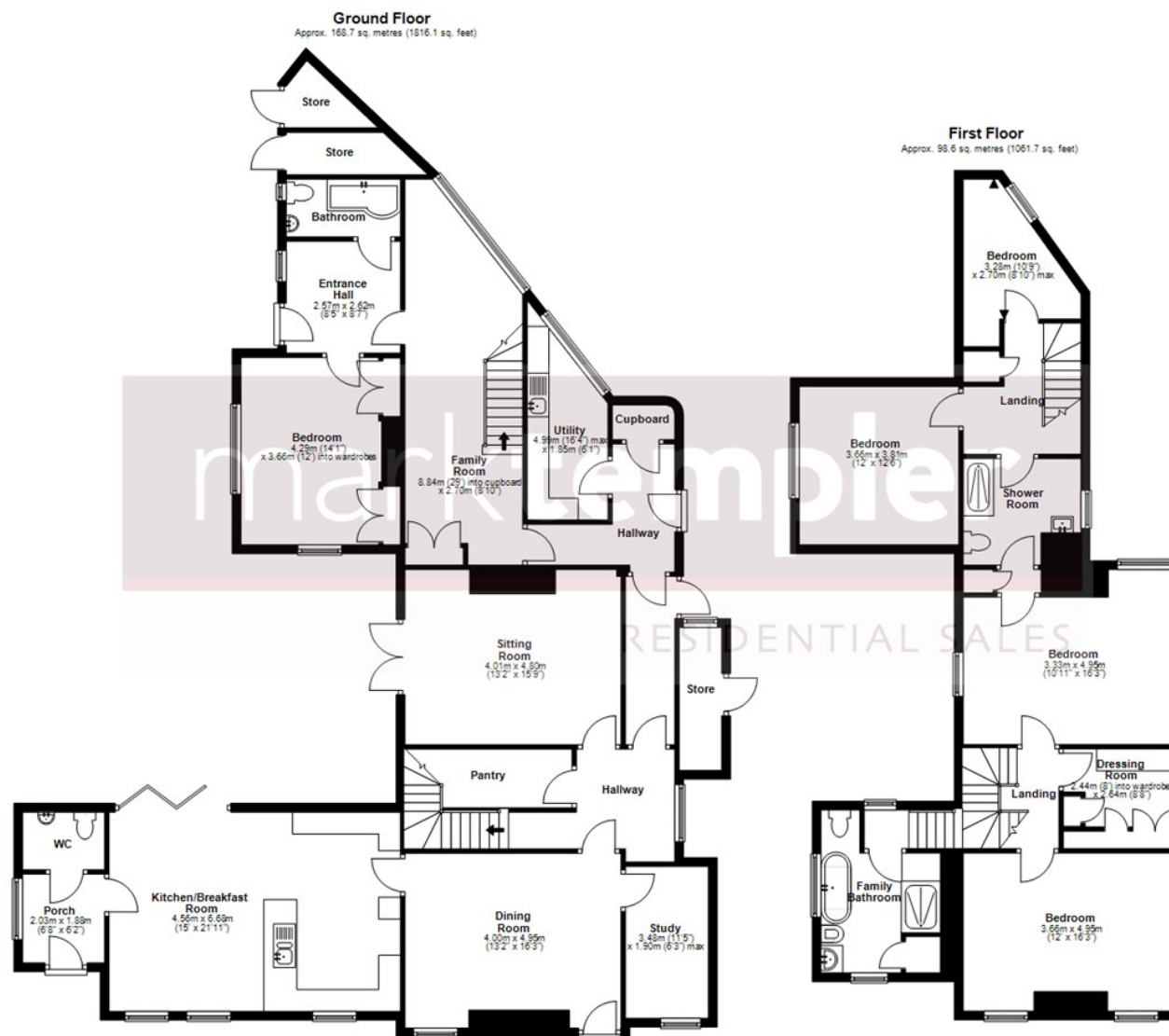
BROADBAND
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National



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Total area: approx. 267.4 sq. metres (2877.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planup.