



## Priors Farm House, The Street, Compton Martin, Bristol, BS40 6JS

- Fantastic Former Farmhouse
- Full of Character and Charm
- Farmhouse Kitchen Breakfast Room
- Three Reception Rooms
- Three Double Bedrooms
- Two Bathrooms
- Parking for Several Vehicles
- Garage and Separate Workshop
- Mature South Facing Garden
- Heart of the Village



### CHOCOLATE BOX COTTAGE!

Imagine coming home to this little gem. Nestled in the heart of the ever-popular village of Compton Martin, this fabulous farmhouse really is the perfect family home. Enjoy the cosy pub on your doorstep and fantastic walks across the Mendip Hills, before heading home to kick off your muddy boots in the welcoming tiled hallway. The farmhouse kitchen/breakfast room is perfect for casual dining, while the separate dining room is a great space for family gatherings and entertaining. A versatile additional reception room, the snug, could also serve as a fourth bedroom and offers plenty of flexibility with a downstairs shower-room off the hallway. The sitting room, complete with inglenook fireplace and wood-burner is the perfect place to unwind. Upstairs, you'll find three double bedrooms and a family bathroom. Outside, the south-facing lawned garden is a lovely spot to relax and enjoy the sunshine, with high hedging and fencing offering a good degree of privacy. There's parking for several vehicles, plus a garage and separate workshop providing plenty of storage and space for hobbies. Not one to miss! Give our friendly team a call.

The smaller village of **Compton Martin** lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub!

The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes. Neighbouring Harptree Villages and the village of Ubley provide good primary age schooling – with a convenient collection point in the village for travel to both Ubley Primary School and Chew Valley Secondary School.

The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles) and here is a regular bus connection to Bristol which runs from Monday to Saturday. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





AWAITING EPC....



#### ROOM DIMENSIONS

##### Ground Floor

PORCH 5'9" x 4'4"  
 ENTRANCE HALL 5'9" x 4'10"  
 SITTING ROOM 15'5" x 16'6"  
 DINING ROOM 10'0" x 14'2"  
 KITCHEN 12'0" x 16'6"  
 UTILITY ROOM 9'9" x 3'10"  
 SNUG/FOURTH BEDROOM 11'3" x 11'3"  
 LOBBY 8'3" x 4'7"  
 SHOWER ROOM 8'5" x 9'5"  
 First Floor  
 BEDROOM 11'9" x 14'6"  
 BEDROOM 11'3" x 10'3"  
 BEDROOM 11'5" x 9'2"  
 BATHROOM 8'5" x 5'9"  
 Outside  
 GARAGE 13'3" x 16'3"  
 WORKSHOP 13'6" x 14'5"  
 GREEN HOUSE 8'4" x 12'2"  
 GARDEN STORE 2'5" x 8'7"



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.

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.  
 Made with Metropix ©2025