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ESTATE AGENTS

The Old School House, Norton Hawkfield, Pensford, Bristol, BS39

# The Old School House, Norton Hawkfield, Pensford, Bristol, BS39 4HB

- Characterful Detached Family Home
- Period Features Throughout
- Would Benefit from Some Updating
- Two Reception Rooms with Original Bath Stone Fireplaces
- David Salisbury Conservatory
- Large Kitchen/Breakfast Room
- Four Bedrooms and Two Bathrooms
- Double Garage and Wine Cellar
- Pretty Wrap Around Gardens
- Meadow with Stream Frontage



Welcome to this charming Victorian stone-built former schoolhouse, set in the peaceful rural hamlet of Norton Hawkfield. Full of character and space, this lovely family home is ready for a new chapter. While it is in need of updating, it offers a wonderful opportunity to create a home perfectly suited to your family's needs - and with no onward chain, the move can be that little bit simpler.

The former schoolroom now serves as a spacious and characterful reception room, featuring original Victorian oak flooring and a Bath stone fireplace. It's a welcoming space for everyday family life as well as special occasions. There is also a separate library reception room with Neville Johnson fitted cabinetry and another original fireplace and hearth - ideal as a cosy snug, study or playroom.

The David Salisbury Conservatory, complete with underfloor heating, provides a bright and comfortable space to enjoy garden views all year round. The country-style kitchen/breakfast room is filled with natural light and overlooks the garden, offering a practical and sociable setting for family meals.

There are two family bathrooms, one on the ground floor and one on the first floor, both offering scope for updating. Upstairs, you'll find four good-sized bedrooms, including the original teacher's bedroom with its period fireplace. Each room enjoys pleasant views over the surrounding countryside.

On the lower ground floor, the property benefits from a double garage and a wine cellar, providing excellent storage and additional space.

Outside, the wraparound gardens include the original school playground, offering plenty of room for children to play and for outdoor entertaining. Slightly separate from the house is a lovely meadow with stream frontage, providing further potential and a lovely connection to the surrounding countryside.

This is a unique home in a delightful rural setting, offering space, character and the chance to make it your own. We would be delighted to arrange a viewing - please get in touch to find out more!

Norton Hawkfield is a pretty hamlet on the northern edge of the Chew Valley, perfectly placed if you are looking for countryside living with the benefit of an easy commute to Bath or Bristol. (Bristol 2.5 miles, Bath 14 miles)

Norton Hawkfield is within walking distance of Norton Malreward which has beautiful walks including the 17 miles Chew Valley Three Peaks Tour which has stunning views across the Chew Valley.

The village of Chew Magna is only a 5-minute drive away with its choice of excellent pubs and restaurants including The Lazy Lobster, a seafood and wine bar (where you can also buy fresh seafood by day) two excellent cafés, JARS and Moondance. The village has a Co-op Supermarket, Post Office, florist and gift shops. The excellent Kelly's Butchers on the High Street is very popular with Valley locals.

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.





## ROOM DIMENSIONS

### Ground Floor

ENTRANCE HALL 6'8" x 15'5"  
 CONSERVATORY 10'4" x 13;0"  
 LIBRARY 12'8" x 13'4"  
 SITTING ROOM 15'6" x 26'7"  
 KITCHEN/BREAKFAST ROOM 11'10" x 19'11"  
 BATHROOM 5'9" x 5'3"  
 HALL 7'3" x 5'6"

Lower Ground Floor  
 WINE CELLAR 11'10" x 6'10"  
 GARAGE 17'6" x 18'6"

### First Floor

LANDING 20'8" x 8'2"  
 BEDROOM 15'6" x 9'0"  
 BEDROOM 15'6" x 8'7"  
 BATHROOM 11'8" x 4'8"  
 LANDING 6'8" x 8'0"  
 BEDROOM 12'9" x 13'4"  
 BEDROOM 11'11" x 6'10"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	49 E	3 G



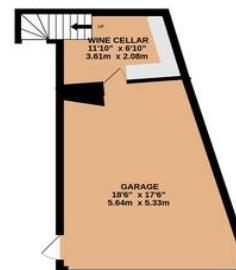
GROUND FLOOR  
 1204 sq.ft. (111.9 sq.m.) approx.



FIRST FLOOR  
 734 sq.ft. (68.1 sq.m.) approx.



LOWER GROUND  
 359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 2297 sq.ft. (213.4 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.  
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