



KITES FARM

Upton Cheyney, BS30



AN EXCEPTIONAL GRADE II LISTED COUNTRY HOUSE

With beautiful gardens and extensive outbuildings, this property enjoys approximately 7 acres of land far-reaching views across the Avon Valley.

			EPC
5	4	4	TBC

Land Area: 7.02 acres

Services: We are advised that mains water, electricity and drainage are connected to the property. Heating provided by an oil-fired boiler.

Local Authority: South Gloucestershire Council | Council Tax: Band C

what3words: ///storm.motion.secret

Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP



SITUATION

Kites Farm occupies an idyllic position at the end of a quiet country lane on the edge of the sought-after village of Upton Cheyney, between Bath and Bristol. Surrounded by rolling countryside, the property enjoys outstanding views across the Avon Valley while benefitting from excellent access to both cities. The village is home to the popular Upton Inn and offers direct access to numerous footpaths and bridleways through the surrounding landscape.

The property is well positioned for a range of highly regarded schools, including Kingswood School and the Royal High School Bath. Bath and Bristol provide an extensive choice of cultural, sporting and leisure amenities, while Bath Spa station offers regular services to London Paddington and Junction 18 of the M4 is approximately eight miles away.







THE HOUSE

Dating from the early 18th century and listed Grade II, Kites Farm is a handsome limestone farmhouse that has been extensively restored and thoughtfully updated for modern family living. Approached through traditional carriage gates and set within beautifully established gardens, the property extends to approximately 3,282 sq ft and offers a wonderful balance of character, comfort and practicality. Original features sit comfortably alongside high-quality finishes, including limestone flooring, underfloor heating and carefully considered interior styling.

At the heart of the home is a beautifully appointed kitchen/breakfast room with Fired Earth cabinetry, a central island and walk-in pantry. Adjoining reception spaces include a light-filled family room opening onto the gardens, an elegant sitting room with stone fireplace, a formal dining room with inglenook fireplace and wood-burning stove, and a separate study. The accommodation includes five bedrooms and four bath/shower rooms arranged across three floors, many enjoying far-reaching views over the surrounding countryside.





GARDENS & GROUNDS

The gardens are a particular feature of Kites Farm, providing colour, structure and year-round interest. Formal lawns are bordered by mature planting, including roses, peonies and hydrangeas, while yew hedging creates a series of attractive garden rooms. Gravel terraces and an enclosed kitchen garden create a wonderful setting for outdoor entertaining and family life.

Beyond the gardens, the pastureland surrounds the house on three sides and is divided into paddocks enclosed by mature hedgerows and post-and-rail fencing. Extending to approximately seven acres in all, the property also benefits from an impressive range of traditional outbuildings, including stables, stores, barns and a detached field barn, providing excellent versatility for equestrian, agricultural or lifestyle use.



Kites Farm Lane,
Upton Cheyney
Bristol BS30 6AH
Main House
3282 Sq Ft - 305 Sq M
Stables
623 Sq Ft - 58 Sq M
Outbuildings
816 Sq Ft - 76 Sq M
Total Area
4721 Sq Ft - 439 Sq M



(Including Basement / Loft Room)
Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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