# Park Farm House

Pucklechurch

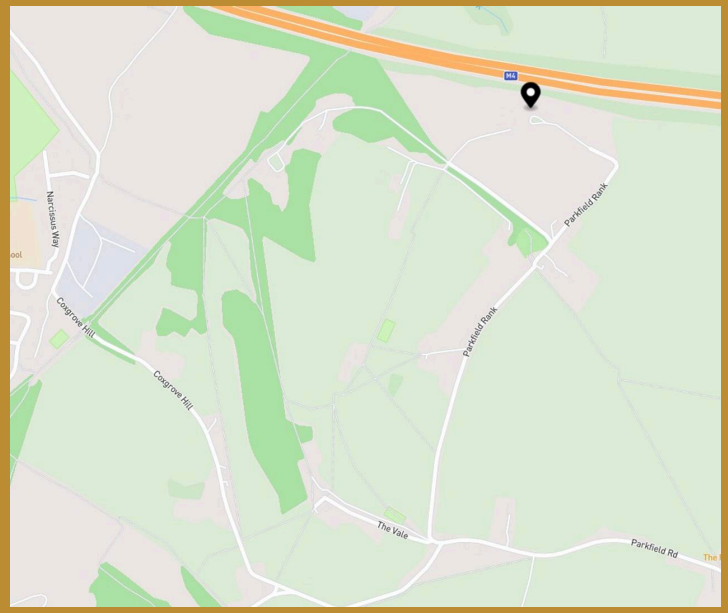
£875,000

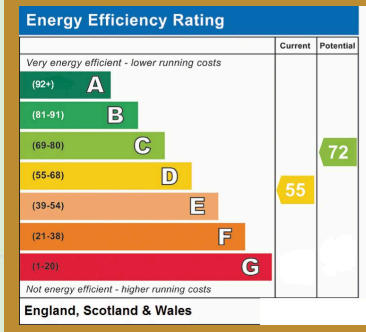
# Park Farm House, Parkfield
# Pucklechurch, BS16 9NS

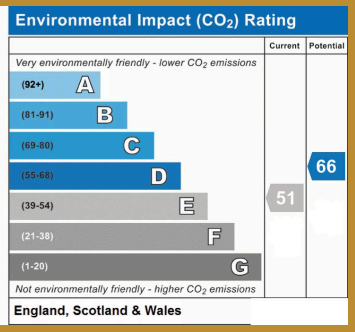
A unique farmhouse dating back to mid C17 century origins, which up until recently has been run as a care home and is now offered for sale as a private residential home offering just under 7000 square feet of accommodation and 2700 square feet of outbuildings, set in about 1.8 acres on the outskirts of Pucklechurch.

This substantial property offers development potential thanks to its size and flexible layout, currently comprising 13 bedrooms, 11 bathrooms, additional cloakrooms, 2 kitchens and 9 reception rooms, as well as hallways, storerooms, and utility areas. Set in around 1.8 acres, the grounds include a walled garden and circular walkway previously enjoyed by the care home residents. Access is via a private driveway owned by a neighbour, and the property benefits from countryside views. Viewing is essential to fully appreciate all that it has to offer.

- Former Care Home
- 13 Bedrooms & 11 Bathrooms
- 2 Kitchens & 9 Receptions
- 6950 Sq. Feet Accommodation
- In about 1.8 Acres
- 2694 Sq. Feet Outbuildings
- Development Potential
- Energy Efficiency Rating D




## Location

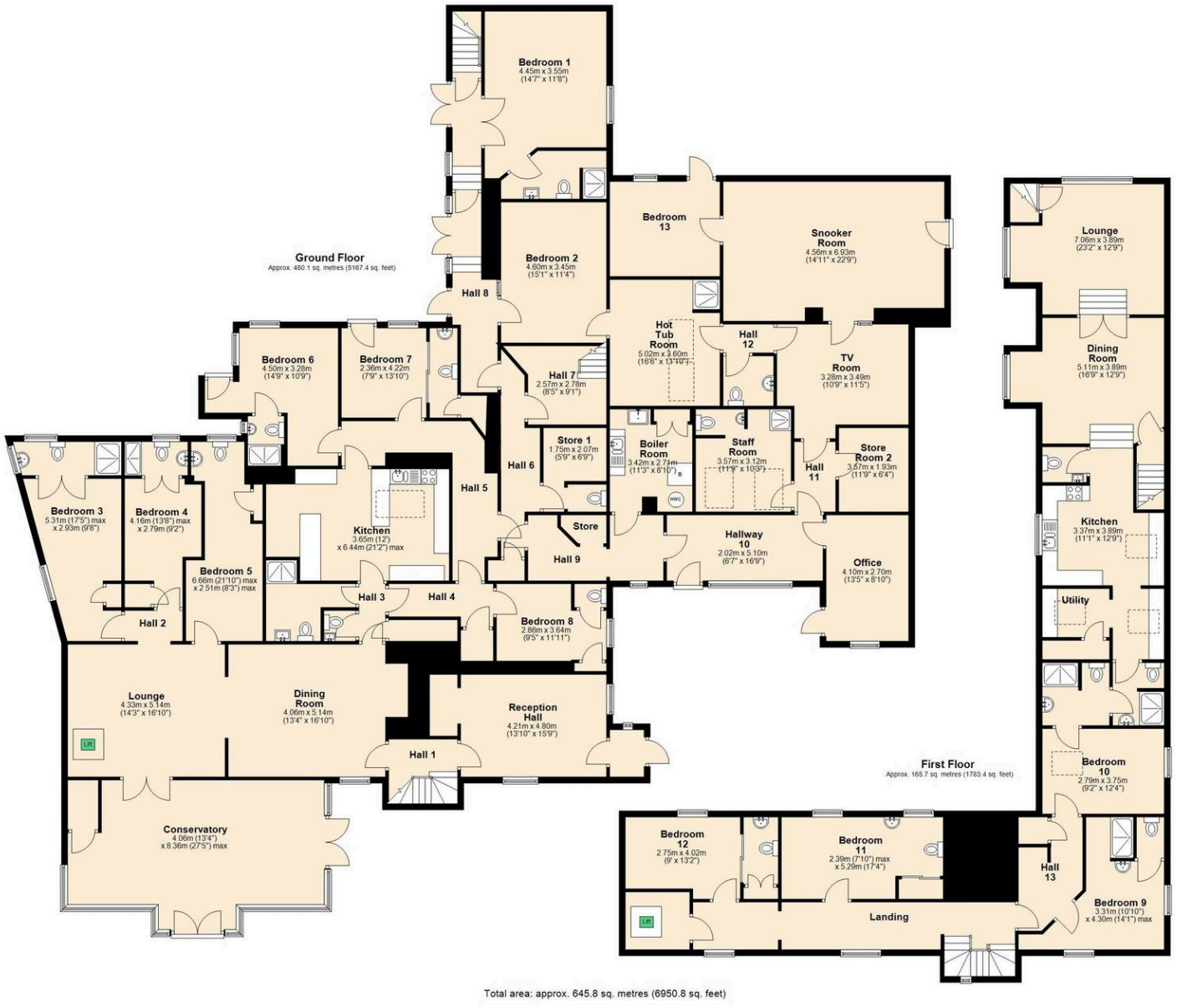
Pucklechurch is an established country village lying in semi-rural surroundings about 2 miles East of Bristol. The popular and active village community includes local amenities such as a community centre, village store, cafe/bakery, hairdresser, 2 pubs, primary school, church and other facilities. Sainsburys is under 3 miles away at Emersons Green, as is excellent 'commutability' via the A4174 North Bristol Ring Road - about 1 mile, an alternative access to M4 J18 at Tormarton via A46 - 5 miles, Bristol, Bath, Yate, M4 corridor.

Unique C17 farmhouse near Pucklechurch with 13 bedrooms, 11 bathrooms, 2 kitchens, 9 receptions, outbuildings, and 1.8 acres. Development potential and countryside views.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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