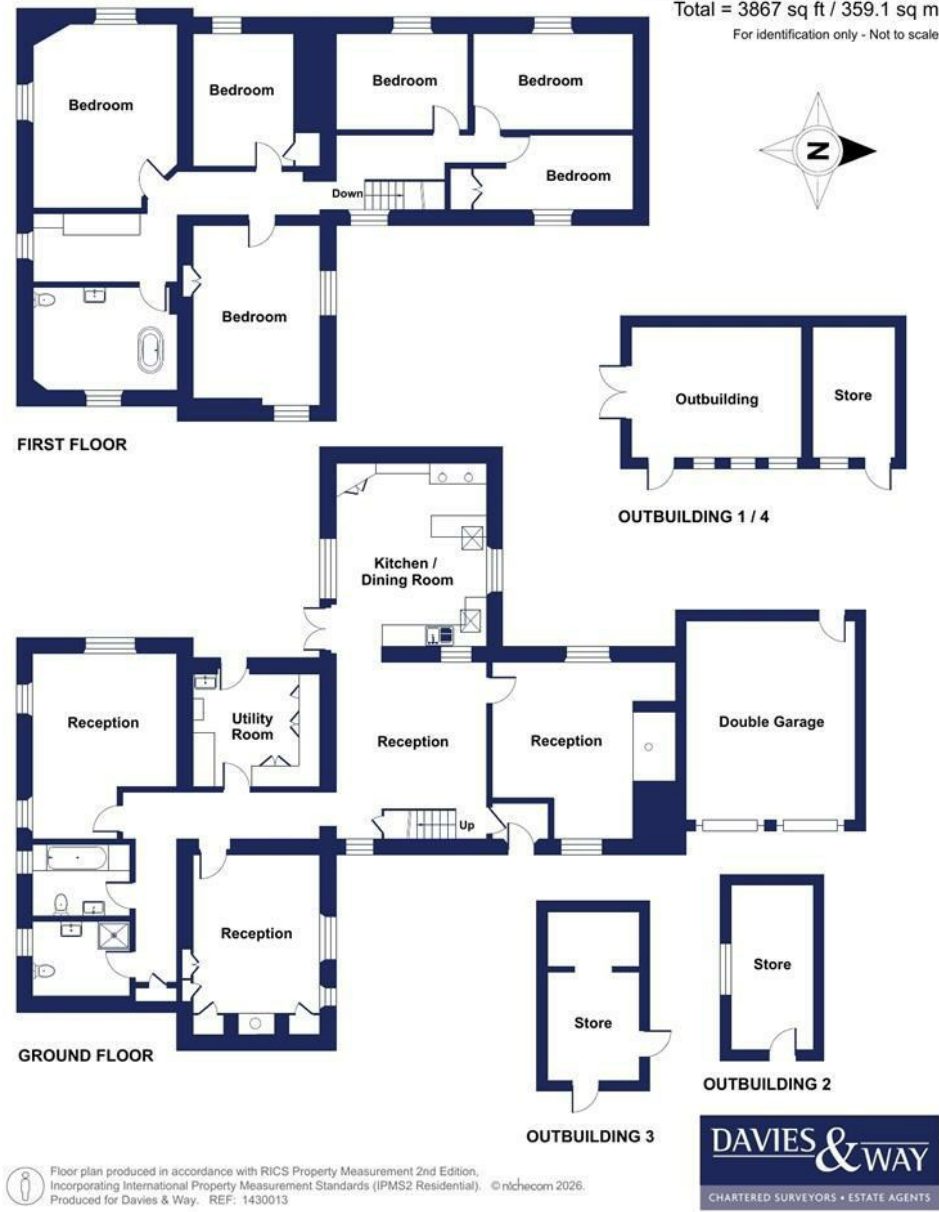


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wellsway, Keynsham, Bristol, BS31

Approximate Area = 3042 sq ft / 282.6 sq m
Garage = 289 sq ft / 26.8 sq m
Outbuilding = 536 sq ft / 49.7 sq m
Total = 3867 sq ft / 359.1 sq m
For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Rookehill Farmhouse Wellsway, Keynsham, Bristol, BS31 1HT



£1,200,000

An impressive six bedroom Grade II Listed period home that enjoys a central town location.

- Period home
- Four Reception rooms
- Kitchen/Dining room
- Six bedrooms
- Two Bathrooms
- Shower room
- Double garage
- Extensive grounds
- Grade II Listed

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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Rookehill Farmhouse Wellsway, Keynsham, Bristol, BS31 1HT

An exceptional and richly characterful Grade II Listed former farmhouse, believed to date back to the 17th century, offering approximately 3,900 sq ft of beautifully appointed and highly versatile accommodation. Sympathetically extended and thoughtfully enhanced over the years, the property seamlessly blends period charm with modern practicality. A wealth of original features has been carefully preserved, including exposed ceiling timbers, natural stone walls, a striking inglenook fireplace, flagstone flooring and deep-set window sills, all combining to create a home of real character and presence.

The ground floor is arranged around a welcoming reception hallway, leading to an impressive principal reception room with inglenook fireplace, while a bespoke, hand-crafted kitchen/dining room, complete with electric Aga, forms the heart of the home and enjoys direct access to the garden. Two further reception rooms, a utility room, a three-piece bathroom and a separate shower room provide excellent flexibility for both family living and entertaining. To the first floor, the property offers six well-proportioned bedrooms, four of which benefit from far-reaching views across the rear garden and adjoining open countryside. The principal accommodation adjoins a dressing room that leads to a beautifully appointed family bathroom featuring a roll top bath and generous walk in shower.

Externally, the property is equally impressive. To the front, a stone driveway accessed via a dropped kerb provides ample off-street parking and leads to a double garage. The rear garden extends to over 40 metres (131 ft) in length and enjoys a sunny westerly aspect. Thoughtfully landscaped into a series of distinct areas, it includes a formal raised garden with level lawn and flagstone terrace, a gravelled seating area perfectly positioned to take in the surrounding views, and a main lawn that gently slopes to the lower garden. Here, there is a covered seating area, ornamental pond, vegetable plot and a timber summerhouse. The gardens are fully enclosed and richly planted with mature trees and well-stocked borders, while a range of outbuildings provide excellent storage and recreational space.

A rare opportunity to acquire a historic home in the heart of the market town of Keynsham, ideally placed to enjoy a wealth of independent retailers, well regarded primary and secondary schools, a Waitrose supermarket, and excellent transport links. The nearby mainline railway station provides convenient access to Bristol and Bath, as well as direct services to London Paddington, making this an ideal setting for families and commuters alike.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.8m x 1.6m (5'10" x 5'2")

Original flagstone flooring, exposed ceiling timber, door leading to Reception hallway.

RECEPTION HALLWAY 5m x 4.2m (16'4" x 13'9")

Secondary glazed window to front aspect, original exposed ceiling timbers, stone walls with inset seat, flagstone flooring, understairs storage cupboard, radiator, power points, opening leading to hallway, doors leading to rooms.

HALLWAY 5.7m x 1.4m (18'8" x 4'7")

Original ceiling timbers, exposed stone wall, flagstone flooring, doors leading to rooms.

RECEPTION ONE 5.3m x 3.5m (17'4" x 11'5")

Dual secondary glazed windows with inset shutters to side aspects, original exposes ceiling timbers and stone walls, brick fireplace with inset woodburning stove, built in storage cupboards, radiator, power points.

RECEPTION TWO 5.2m x 4.9m (17'0" x 16'0")

Dual aspect windows to front and side aspects, feature Inglenook fireplace with exposed stonework, original bread oven and inset woodburning stove. Feature log store, exposed stone walls and flagstone flooring, inset window seat, radiator, power points.

RECEPTION THREE 5.1m x 4m (to maximum points) (16'8" x 13'1" (to maximum points))

Entered via an impressive timber door frame, windows to rear and side aspects with rear window offering an inset window seat, exposed stone walls, flagstone flooring, radiator, power points.

KITCHEN/DINING ROOM 5.3m x 4.3m (17'4" x 14'1")

Dual skylights to roofline, dual aspect windows to side aspects overlooking rear garden, glazed French doors to side aspect providing access to rear garden, exposed ceiling timbers, original stone walls, flagstone flooring and feature fireplace, bespoke built kitchen comprising range of matching base units with roll top work surfaces and inset stainless steel sink and inset Belfast sink. Electric Aga, integrated fridge and dishwasher, ample space for family sized dining table, power points.

UTILITY ROOM 3.3m x 3.1m (10'9" x 10'2")

Stable door to rear aspect providing access to rear garden, Belfast sink, space and plumbing for washing machine and tumble dryer, gas boiler, an array of built in storage cupboards (one housing hot water cylinder), exposed stone wall, flagstone flooring, power points.

BATHROOM 2.6m x 2m (8'6" x 6'6")

Obscured window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath, radiator, tiled splashbacks to all wet areas.

SHOWER ROOM 2.8m x 2.1m (9'2" x 6'10")

Obscured window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 10.6m x 2.3m narrowing to 1m (34'9" x 7'6" narrowing to 3'3")

Secondary glazed window to front aspect, two loft hatches leading to separate lofts, doors and opening leading to rooms.

BEDROOM ONE 5.2m x 4.2m (17'0" x 13'9")

Dual aspect windows to rear and side aspects with inset shutters, exposed floorboards, radiators, power points.

BEDROOM TWO 5.3m x 3.7m (17'4" x 12'1")

Dual aspect secondary glazed windows to front and side aspects, built in wardrobe, radiator, power points.

BEDROOM THREE 4.5m x 2.9m (14'9" x 9'6")

Window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM FOUR 3.7m x 2.9m (12'1" x 9'6")

Window to rear aspect with inset shutters overlooking rear garden, built in wardrobe, radiator, power points.

BEDROOM FIVE 3.7m x 2.9m (12'1" x 9'6")

Window to rear aspect with inset shutters overlooking rear garden, radiator, power points.

BEDROOM SIX 3.9m x 2.3m (12'9" x 7'6")

to maximum points. Secondary glazed window to front aspect, built in double wardrobe, power points.

DRESSING ROOM 4.1m x 2m (13'5" x 6'6")

Secondary glazed window to side aspect, built in wardrobes, radiator, power points.

BATHROOM 4.4m x 2.3m (14'5" x 7'6")

Obscured window to front aspect with inset shutters, access to loft via hatch, four piece suite comprising wash hand basin, low level WC, oversized walk in shower cubicle with shower off mains supply over, rolltop bath with centrally located mixer tap and shower attachment over, radiator, tiled splashbacks.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden laid to stone driveway that's accessed via a dropped kerb, stone chipping area serving as additional parking, well stocked flower beds and mature tree, access to garage, path leading to front door, walled boundaries.

GARAGE 5.7m 4.6m (18'8" 15'1")

Accessed via dual up and over doors with pedestrian access to the rear garden, benefitting from storage to eaves, power and lighting.

REAR GARDEN

Landscaped rear garden that measures approximately 41m in length and is separated into several areas including a formal garden with a level lawn, flagstone patio, pretty flower beds, original stone walls, gated access to front of property and five bar gate that leads to a raised stone seating area with mature flower beds, greenhouse and access to the garage as well as the main lawns. The main lawns are to a sunny westerly aspect and have been tiered in several places to provide added usability and are enclosed by fence and shrub boundaries, well stocked flower beds and several mature trees. They additionally benefit from a feature pond, vegetable plot, timber shed and children's playhouse, as well as a secluded stone chipping seating area. The gardens benefit from several outbuildings that comprise of:

SUMMERHOUSE 7.2m x 3.7m (23'7" x 12'1")

Of timber construction and separated into two rooms, windows to rear and side aspects overlooking the rear garden, benefitting from power and lighting.

WORKSHOP 4.7m x 2.4m (15'5" x 7'10")

Double glazed window to side aspect overlooking rear garden, obscured double glazed door to rear aspect, benefitting from power, lighting and a range of base units with roll top work surfaces over.

STONE BARN 4.7m x 2.6m (15'5" x 8'6")

Of stone construction with door to front aspect leading to front garden and door to side aspect leading to rear garden, benefitting from power and lighting.

TENURE

This property is freehold and Grade II Listed.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band G according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).

