



NORTONS WOOD LANE, CLEVEDON

BS21, NORTH SOMERSET



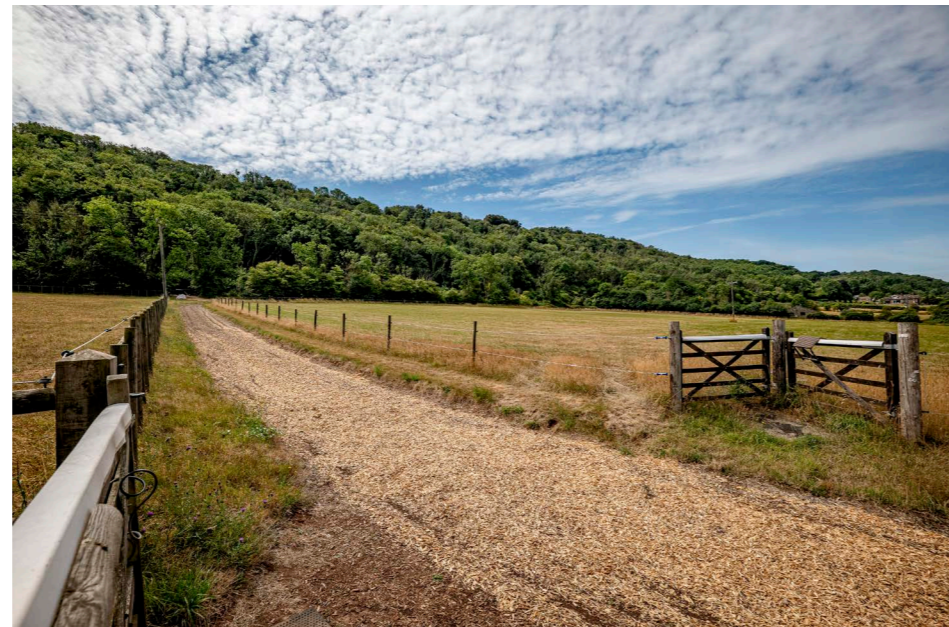
VINE COTTAGE, NORTONS WOOD LANE, CLEVEDON, BS21 7AF

An extremely well presented detached cottage with excellent equestrian/livery facilities, 2 air BNBs, home office, gym, in 21 acres situated in the glorious Gordano Valley surrounded by wooded countryside.



Local Authority: North Somerset Council
Council Tax band: G
Tenure: Freehold

Guide Price: £1,950,000



THE PROPERTY

The current owners purchased the property in 2005 and carried out a complete renovation, creating an extremely well presented property with landscaped gardens and separate equestrian facilities. There are two entrance drives. One drive gives access to the cottage, and a courtyard with turning circle area around which is grouped a home office, wc, double carport, single garage, gym and two air BNBs. A second drive gives access to a well designed and successful livery yard.

The house is very well presented. The kitchen, with separate breakfast room, is fitted with purpose built painted wood units, Rangemaster cooker and integrated appliances. The sitting room has a stone inglenook fireplace with log burning stove, and the conservatory opens to the garden. On the first floor, the principal bedroom, with Juliette balcony and superb views, has an en suite dressing room and bathroom. There are two further bedrooms and bathroom.



OUTSIDE

The west drive gives access to Vine Cottage and a turning circle with raised circular bed, part walled courtyard, terrace and garden.

Grouped within the courtyard are The Lodge and The Stables, both of which provide ancillary accommodation/air BNBs and each have an open plan living room with kitchen area, and bedroom with en suite shower room. Adjoining is a home office, WC, double carport and single garage.

Across the courtyard is a further outbuilding used as a gym, and there is pedestrian access to the livery yard and land, from the courtyard.





THE GARDENS

The pretty south facing gardens are hidden from the lane by well established tall shrubs and trees. There is an expanse of private level lawn, raised borders, and mixed shrubbery beds. From the lawn, to the east, steps lead down to a paved area outside the conservatory. The paved area, with borders of shrubs continues to the rear of the property and to a paved terrace, with stunning views to Gordano woods. Borders are planted with a variety of shrubs and plants, and central steps with lawn on either side, lead down to the courtyard.





THE LIVERY YARD

The livery yard has been run for many years as a very successful business on a DIY basis. The east drive leads to the livery yard and a large parking area for trailers and horse boxes. There are two excellent purpose built timber stable blocks each with yard, and are of half H in design. One block comprises 10/12 stables and the other block comprises 7 stables with a tack room a wash bay.

Lying alongside the drive is an indoor arena 35m x 20m with a Michael Collins all weather surface, and viewing gallery. Opposite the stables is a 5 horse walker, and an outside arena. Lying to the north of the arena is a natural pond and a mixed orchard of apple, pear, plum and damson.

