



Cross Tree Farm, Walton-in-Gordano, Clevedon, BS21 7AN  
£995,000

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*Smith*



Set in the heart of the highly sought after village of Walton in Gordano, just moments from Clevedon's everyday amenities, this exceptional Grade II listed former farmhouse offers a rare opportunity to enjoy period charm on a truly impressive scale. Believed to date back several centuries, the property is rich in character and showcases a wealth of original features that reflect its agricultural heritage, from exposed beams to impressive inglenook fireplaces. The accommodation is both generous and versatile, perfectly suited to modern family life while retaining the warmth and atmosphere expected of a traditional farmhouse. The ground floor flows beautifully, beginning with a classic farmhouse kitchen that forms the heart of the home, ideal for relaxed family meals and informal entertaining. A cosy snug provides a quiet retreat, while the impressive drawing room makes a striking statement with two substantial inglenook fireplaces and a beamed ceiling, creating a wonderful space for gatherings and evenings by the fire. An orangery enjoys views over the gardens and offers a light filled space to relax throughout the seasons, while a further reception room provides flexibility as a home office or potential sixth bedroom. A downstairs WC completes the ground floor. Upstairs, the sense of space continues with five well proportioned bedrooms, each enjoying its own character and outlook. The principal rooms are complemented by a family bathroom and an additional shower room, making the layout practical for both family living and hosting guests. Outside, the property is approached via an extensive driveway providing ample parking and access to a range of outbuildings

including a car port, garage, workshop and gardener's shed, offering excellent storage and potential for hobbies or further use. The gardens are a particular highlight and have clearly been cherished, offering a stunning and spacious setting with areas to both relax and entertain. Manicured lawns are interspersed with established planting, a feature pond and productive vegetable plot, while pretty stone walls add to the sense of history and enclosure. An exceptional glass covered entertaining area creates the perfect backdrop for summer gatherings, outdoor dining and long evenings spent with friends and family. Walton in Gordano is a charming and peaceful village, prized for its rural feel while remaining conveniently close to Clevedon, with its independent shops, cafés, schools and coastal walks. The surrounding countryside offers endless opportunities for walking and outdoor pursuits, while excellent transport links provide easy access to Bristol and beyond. This is a lifestyle property in the truest sense, combining heritage, space and an idyllic village setting to create a home of rare quality and enduring appeal.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Pretty front door opens to:

#### **Hall**

With oak floorboards, stairs to first floor, cupboards for shoes and coats etc. Door opens to:

#### **Drawing Room 31' 1" x 14' 9" (9.47m x 4.49m)**

A truly magnificent room with an Inglenook fireplace at each end, one as an open fire, the other with a wood burning stove. Above each fireplace are stunning beams set with stone features either side and hearths. Solid oak floorboards, beam ceiling, three windows overlooking the front garden, door giving access to the rear garden and double doors open to:

#### **The Orangery 18' 7" x 9' 4" (5.66m x 2.84m)**

A great addition to the property of dwarf wall construction with a clear glass roof and french doors opening out to the gardens. Quarry tiled floor. French doors open to:

#### **Potential home office/bedroom 6 16' 8" x 12' 0" (5.08m x 3.65m)**

Measurements include a shower cubicle. Window and door to the rear garden, access to the Viessmann gas boiler, window to the Orangery.

#### **Cloakroom**

Suite of WC, washhand basin with tiled splashback, extractor fan.

From the hallway a door opens to:

#### **Snug Room 13' 9" x 12' 11" (4.19m x 3.93m)**

A very cosy room with wood panelled walls, open fireplace, exposed floorboards, two built in cupboards and two windows with window seats overlooking the front gardens. Door opens to:

**Kitchen/Diner 19' 9" x 14' 8" (6.02m x 4.47m)**

A true farmhouse kitchen with a range of base units with working surfaces incorporating a double sink with drainers, integrated undercounter fridge, plumbing for dishwasher, tiled splashbacks, beautifully tiled floor, stunning four oven door AGA set into a stone fireplace, original bread oven, two windows to rear, window to side and door giving access to the rear garden. Door opens to:

**Pantry/Utility 9' 2" x 4' 10" (2.79m x 1.47m)**

A multi purpose room that can be used as a pantry with window to side, tiled floor, plumbing for washing machine and space for further refrigeration.

**FIRST FLOOR**

**Landing.** Cross Tree Farm certainly has an impressive landing with solid wood floorboards, cupboard ideal for bed linen etc, window overlooking the front garden, skylight to rear and leading to all of the following accommodation.

**Bedroom 1 20' 10" x 11' 9" (6.35m x 3.58m)**

A proper master bedroom. Measurements exclude a run of built in wardrobes. Exposed floorboards and two windows looking out over the front gardens.

**Bedroom 2 11' 11" x 9' 9" (3.63m x 2.97m)**

Window providing a lovely outlook over the rear garden and towards the local church and neighbouring woodland beyond, exposed floorboards.

**Bedroom 3 14' 6" x 10' 5" (4.42m x 3.17m)**

A lovely room with a window overlooking the front gardens, feature bedroom fireplace with built in storage either side, exposed floorboards.

**Bedroom 4 13'11" max 10'3" min x 11'8"**

Measurements exclude a built-in book shelving. Window overlooking the front garden, exposed floorboards, picture rail.

**Bedroom 5 14' 8" x 9' 0" (4.47m x 2.74m)**

A fifth double bedroom with window to rear and exposed floorboards.

**Shower Room**

With a three piece white suite of WC, washhand basin set into vanity unit with storage below, corner shower cubicle with mains shower, partially tiled walls, tiled floor, ladder radiator, shaving point, access to loft space and the airing cupboard housing the hot water cylinder and providing shelving storage.

**Bathroom**

Three piece white suite of WC, washhand basin, bath with mains shower and glass shower screen door, partially tiled walls, extractor fan.

**OUTSIDE**

From Walton Street a five bar gate opens to the extensive stone shingle driveway providing off road parking for numerous cars and leading to the car ports and garage. To the left hand side a picket gate opens and a pathway gives access to the front door of the farm. The front gardens have been beautifully looked after and are laid to level

lawn with a fine array of established shrubs to the front of the property and beautifully maintained conifer hedge to the left at the front providing plenty of extra privacy. Continuing around the side of the property gives access to the secret garden and the french doors of the Orangery.

**The Rear Garden**

Immediately outside of Cross Tree Farm is a beautiful covered outdoor seating area which is a great place to entertain during those lovely summer evenings. A raised stone wall and a set of steps gives access to the impressive and beautifully maintained level lawn where there are outstanding views of the church, neighbouring farmland and up towards the woodland. The borders are beautifully stocked with an array of established shrubs, trees and perennials and to the left hand side a lovely stone wall. At the rear of the garden there is a feature pond and to the right hand side a vegetable plot. There is then access to the potting shed of timber construction with double doors 19'10" x 10'1" with two windows. From here a pathway descends and gives access back to the driveway and the car port/garage. There is an additional shed, originally the gardener's toilet, ideal for tools etc.

**The Garage 14' 4" x 10' 0" (4.37m x 3.05m)**

The garage has double doors with a high vaulted roof, power and light.

**Workshop 14' 4" x 14' 4" (4.37m x 4.37m)**

A very useful space with power and light and water.

**NB.** The garage and the workshop could be converted into further living accommodation, subject to the necessary planning consents.





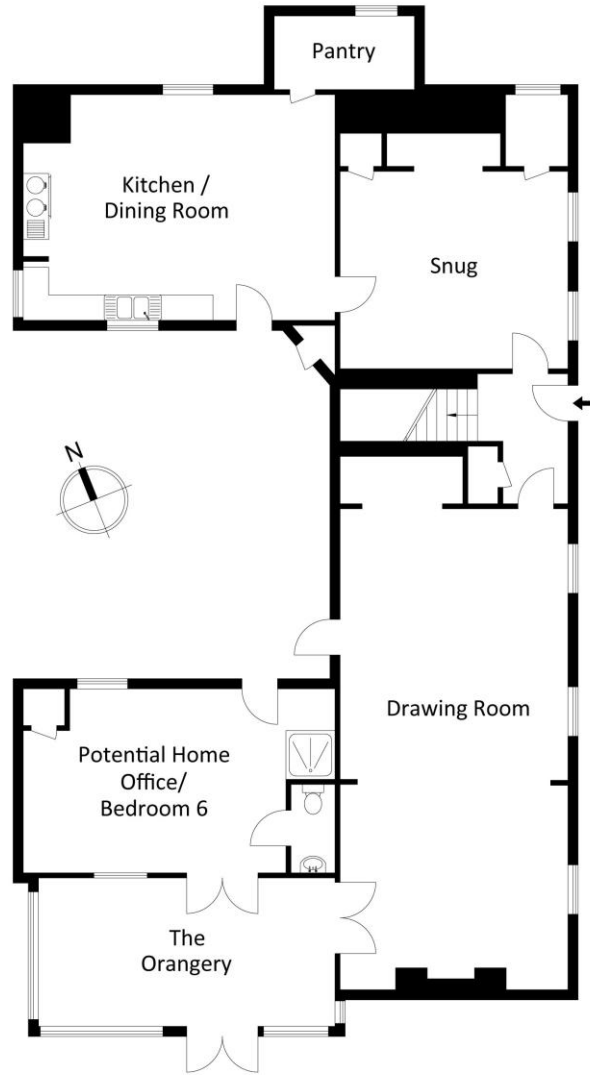






## Walton-In-Gordano, BS21 7AN

Approx. Area 1611.2 Sq.Ft - 149.7 Sq.M



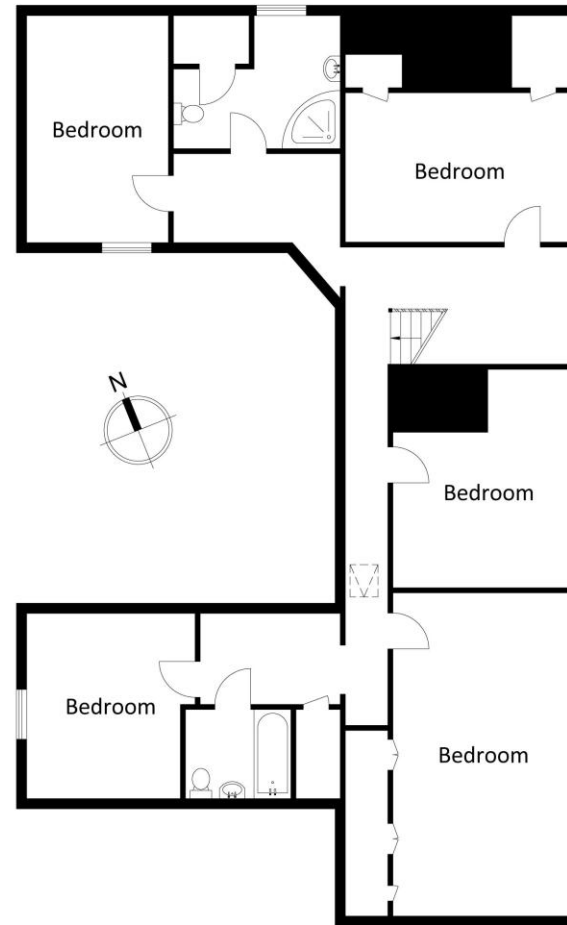
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurement approximate and no responsibility is taken for any error, omission or measurement.

## Walton-In-Gordano, BS21 7AN

Approx. Area 1389.1 Sq.Ft - 129.0 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Detached House



Freehold



5



Garden



2



F



4

**EPC** E



Gas Central Heating



Garage and Parking



**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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