

Tickenham Hill Clevedon BS21 6SH

£995,000

marktemppler

RESIDENTIAL SALES






Property Type
 Grade II - Farmhouse


How Big
 3207.00 sq ft


Bedrooms
 4


Reception Rooms
 3


Bathrooms
 2


Warmth
 Oil Central Heating



Parking
 Driveway


Outside
 Beautiful Gardens


EPC Rating
 E


Council Tax Band
 G


Construction
 Standard


Tenure
 Freehold

Set within glorious gardens and enjoying far-reaching views, this exquisite Grade II listed 17th-century farmhouse offers a rare opportunity to embrace a truly special country lifestyle, all within easy reach of Bristol and surrounding towns.

Thoughtfully renovated by the current owners to an exceptional standard, the home seamlessly blends sensitive restoration with modern comfort. Original materials have been carefully re-purposed, preserving the farmhouse's rich heritage while enhancing its functionality for contemporary living.

A gate and winding pathway through the gardens lead to a charming storm porch, offering space for coats and boots and an inviting first impression. From here, a magnificent studded door opens into a welcoming hallway with flagstone flooring. The family room lies to one side, full of character with exposed beams, an inglenook fireplace and a log burner, alongside window seats perfectly positioned to take in sweeping views towards the Mendip Hills. Opposite, the sitting room is equally elegant, featuring an open fireplace and dual aspects across the gardens and countryside.

Deeper into the home, a further inner hallway reveals whitewashed walls, a traditional bread oven and a cloakroom fitted with distinctive reclaimed sanitary ware. The kitchen sits to the rear, a wonderfully warm and sociable space centred around a four-oven Aga, complemented by bespoke oak cabinetry and ample room for a large dining table. A walk-in pantry and utility area provide practicality, while a discreet passage leads past a study area to a light-filled garden room. With bi-fold doors opening onto a sun-drenched terrace, this space perfectly captures indoor-outdoor living.

Upstairs, the sense of craftsmanship continues, with oak flooring, latched doors and beautifully finished ironmongery throughout. The principal bedroom enjoys panoramic views over Nailsea, to the Mendip Hills beyond, complete with an en-suite shower room. Three further bedrooms and a striking family bathroom with a roll-top bath complete the accommodation, offering both comfort and style.

The gardens are a defining feature of Wellhouse Farm, thoughtfully arranged into a series of distinct spaces. Mediterranean-inspired planting, winding pathways, a wisteria-clad pergola and tranquil seating areas create an ever-changing backdrop throughout the day. Beyond, an orchard and wildflower meadow provide a more natural setting, while a separate garden currently supports beekeeping. A range of outbuildings, including two barns with lapsed planning permission for an annex and a workshop with an adjoining log store, offers excellent storage and future potential.

Tickenham is ideally positioned between Clevedon and Nailsea, providing a balance of rural charm and accessibility. With Bristol just a short drive away, excellent transport links, well-regarded schools, and beautiful countryside, the setting is as practical as it is picturesque.

This is more than a home—it is a lifestyle defined by character, space and connection to both nature and community.







“A captivating farmhouse offering timeless charm, exceptional gardens and an enviable village lifestyle.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage. Oil heating.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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