



Churchlands Farm, Venus Lane, Clutton, Bristol, BS39 5SP

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- Detached Period Property circa 1760
- Central Village Location
- Sitting Room with Large Inglenook
- Snug Room or Playroom
- Garden Room Overlooking the Grounds
- Spacious Dining Room
- Five Bedrooms
- Principal Suite with Dressing Area and Ensuite
- Family Bathroom
- Double Garage with mezzanine Storage and Driveway with Parking for multiple Vehicles



Dating back to 1760, this stunning dressed stone farmhouse sits in the heart of the ever-popular village of Clutton and offers beautifully presented, flexible accommodation arranged over three floors.

There is a lovely natural flow throughout, and the home effortlessly combines period character with modern family living. Original features include an impressive inglenook fireplace in the sitting room, exposed beams, and oak and slate flooring, all adding warmth and practicality.

To the rear, a striking Garden Room provides a wonderful light-filled space, with bi-folding doors opening onto a raised stone terrace, perfectly positioned to overlook the enclosed private garden and seamlessly blend indoor and outdoor living - ideal for entertaining and family gatherings. A separate dining room, cosy snug, utility room, and downstairs cloakroom with built-in storage complete the ground floor.

There are four bedrooms on the first floor, three of which are doubles and one a single. The stylish principal suite benefits from an ensuite shower room, while the family bathroom features a freestanding bath and separate shower.

On the second floor, a large double bedroom enjoys its own dressing area.

Outside, the property continues to impress, with a beautiful stone terrace and fully enclosed mature gardens featuring lawned areas, established planting, and mature trees. A private driveway provides parking for multiple vehicles and leads to a large double garage with a mezzanine storage.

This is a truly unique period home in a fantastic village setting, offering charm, space, and versatility in equal measure. Please call to arrange your viewing.



Clutton is one of very few villages which is completely surrounded by beautiful farmland and countryside. The village offers beautiful walks in any direction, with an obsolete railway line now providing leafy wooded walks, and the pretty Greyfield Woods impressing with waterfalls and a carpet of Bluebells late spring. Clutton is a thriving community, with a great Primary School, nursery with school wrap around care and secondary schooling is at nearby Somervale, Norton Hill and Chew Valley schools. The village benefits the popular 'Railway Inn' and 'The Hunter's Rest' pubs, with the additional advantage of the popular Soap Bar Café and gift shop serving excellent coffee and cake.

The village is perfectly placed for commuting to both Bristol and Bath with a regular bus service to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World.





ROOM DIMENSIONS

Ground Floor

PORCH 5'0" x 5'0"

DINING ROOM 14'9" x 14'7"

SNUG 11'4" x 11'3"

SITTING ROOM 17'7" x 15'7"

GARDEN ROOM 17'8" x 13'8"

KITCHEN 24'11" x 8'5"

UTILITY 12'5" x 5'10"

LOO/BOOT ROOM 5'10" x 5'7"

First Floor

BEDROOM 19'6" x 14'4"

ENSUITE 8'1" x 4'6"

BEDROOM 14'8" x 11'2"

BEDROOM 14'11" x 11'5"

BEDROOM 11'9" x 9'5"

BATHROOM 11'0" x 5'3"

Second Floor

DRESSING AREA 12'11" x 9'6"

BEDROOM 15'4" x 12'6"

Outside

DOUBLE GARAGE 20'7" x 20'0"

AWAITING EPC



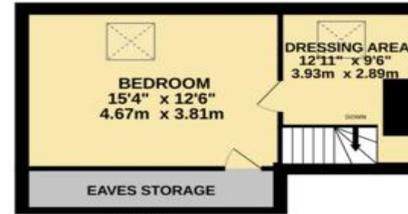
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2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



GROUND FLOOR
1574 sq.ft. (146.2 sq.m.) approx.



TOTAL FLOOR AREA : 2846 sq.ft. (264.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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