



ELM TREE COTTAGE

BS8



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Elm Tree Cottage is a beautifully reimagined country home, originally built as a traditional stone farmhouse. It is set within around four acres of gardens and grounds, surrounded by open countryside.



Local Authority: North Somerset

Council Tax band: H

Tenure: Freehold

0.83 acres and 3.3 acres of paddock

Guide Price: £2,300,000



THE PROPERTY

Elm Tree Cottage is a beautifully reimagined country home, originally built as a traditional stone farmhouse. It is set within around four acres of gardens and grounds, surrounded by open countryside yet only four miles from Clifton. Tucked away, down a private road, in the peaceful hamlet of Lower Failand, beneath the picturesque St Bartholomew's Church.

The property has undergone an extensive renovation and remodel, transforming it into a stylish and versatile home. Every element has been thoughtfully considered, with natural materials and bespoke finishes used to enhance the natural light throughout.





The accommodation is arranged across two floors, offering generous and adaptable living spaces. The side entrance hall has been designed by the current owners to allow for plenty of natural light, with a glass roof hall leading out to the rear patio. The hall opens to the sitting room featuring a newly installed open fireplace and wooden French/bifold doors onto the west-facing terrace. Steps lead through to the functional utility room, with sympathetically designed built in storage and space for white goods, there is a downstairs shower room on this level. At the front of the home is a beautifully proportioned kitchen/dining room - complete with an AGA and views over the garden. The handmade cabinetry compliments the original farmhouse dresser. There is an additional formal, dual aspect, lounge with open fireplace, wooden panelling and French doors to the rear patio. Upstairs the current owners have created a wonderful library/study with vaulted ceiling, engineered oak flooring and triple aspect windows, taking in the rural views. The principal bedroom is at the front of the house, with a working fire, and access to a good sized dressing room - which could be easily turned into an additional bedroom or bathroom. The other bedrooms are spacious and light, one with an ensuite shower room and the others served by an elegant bathroom finished to a high standard.



OUTSIDE

The gardens are a true highlight, beautifully landscaped with sweeping lawns, mature trees, shrubs, fruit trees and colourful planting. Beyond lies the paddock, gently rising to the west and enjoying far-reaching views over the valley. There is a double field shelter and water trough. In all, the grounds extend to around four acres (0.83 acres of gardens and 3.3 acres of paddock).

An electric gate opens to a private driveway that leads to ample parking and a double garage with automated doors. A recent addition to the property is a pottery studio, positioned to the rear of the garage with its own entrance and complete with a WC – ideal as a creative space, workshop or garden office. There are an additional two outbuildings (a garden store and woodshed)





TOTAL: 3037 sq. ft, 282 m2
 GROUND FLOOR: 1585 sq. ft, 147 m2, FIRST FLOOR: 1452 sq. ft, 135 m2
 EXCLUDED AREAS: GARAGE / WORKSHOP: 377 sq. ft, 35 m2, GARDEN STORE: 95 sq. ft, 9 m2, WALLS: 302 sq. ft, 29 m2

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertyline.co.uk



(Including Basement / Loft Room)
 Approximate Gross Internal Area = 282sq m / 3037 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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