



## 11 Sand Farm Lane, Kewstoke, BS22 9UF

**£850,000**

\*\*\* PROPERTY DROPPED BY £100,000 DUE TO THE VENDORS FINDING ANOTHER PROPERTY TO PURCHASE \*\*\* CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\* ABSOLUTELY WONDERFUL DETACHED FARMHOUSE HAVING BEEN SUBJECT TO A WONDERFUL RENOVATION PROJECT \*\*\* BEAUTIFUL ACCOMMODATION THROUGHOUT \*\*\* 15M X 10M AGRICULTURAL BUILDING WITH TWO 12FT ROLL-OVER DOORS \*\*\* 2.5 ACRES OF LAND \*\*\* (SEPERATE 1.3 ACRE FIELD AVAILABLE FOR £50,000) \*\*\* SPECTACULAR GARDEN AND OUTDOOR / ALFRESCO DINING TERRACE \*\*\* DOUBLE GARAGE \*\*\* LARGE POND \*\*\* 4 BEDROOMS \*\*\* EN-SUITE AND FAMILY BATHROOM \*\*\* LIVING / FAMILY ROOM WITH BI-FOLDING DOORS LEADING OUT TO THE REAR GARDEN \*\*\* LARGE KITCHEN / FAMILY ROOM \*\*\* UTILITY ROOM \*\*\* SHOWER ROOM \*\*\* DINING ROOM \*\*\* OFFICE / PLAY ROOM / GYM \*\*\* COUNCIL TAX F

\*\*\* EPC TBC \*\*\* FREEHOLD \*\*\*



### Entrance Porch

Accessed through a solid wooden double glazed door with a vaulted ceiling, front aspect triangular feature double glazed oak window, with exposed oak beams, flagstone flooring, ample coat hanging space, exposed original brick and stone walling and with a solid wooden double glazed stable door leading through to the main entrance hall.



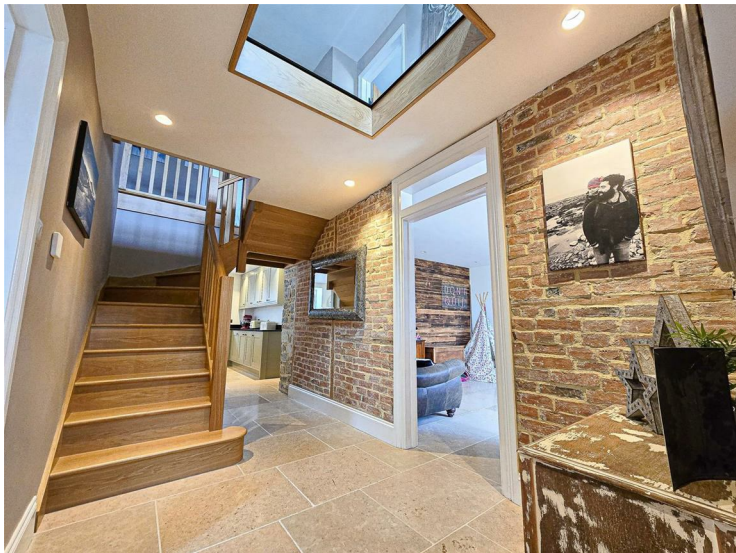
### Dining Room

A front aspect room with UPVC double glazed sliding sash windows, ceiling light, tiled flooring with underfloor heating, a beautiful stone opening through to the kitchen/breakfast room, and an original stone built fireplace with a cast iron log burner on a flagstone hearth with a wooden beam over.



### Main Entrance Hall

Oak staircase leading to first floor landing, ceiling spotlights, main smoke alarm, exposed original brick walling, tiled flooring, underfloor heating, doors to the gym/playroom/sitting room, an opening through the kitchen/breakfast room, a further door to the dining room. The main feature of this hallway is a square glass panel which looks up through to the landing.



### Gym/Play room

A front aspect room with UPVC double glazed sliding sash windows, ceiling spotlights, tiled flooring with underfloor heating, and a feature burnt timber wall.

### Kitchen/Breakfast Room

A fantastic sized rear aspect room with two UPVC double glazed sliding sash windows and a large brick built opening through to the main living/family room areas. Fitted with a comprehensive range of base and eye level units with a mixture of granite and square edge work surfaces, there is a large detached central island with breakfast bar seating space for at least three people, a range of cupboards, ceiling spotlights, tiled flooring, underfloor heating, and an AEG four ring induction hob with extractor fan, there are three AEG built in ovens, there is AEG coffee machine, full height fridge and freezer, integrated dishwasher, and a large ceramic two bowl Belfast sink with a very fancy QUOOKER sparking water, purified water, and boiling water tap over. Doors to the Office, and the utility. One of the main features of this room is the large gas fired



Aga with two hot ovens, a warming oven, a slow cooking oven, a warming plate and two hot plates.



### Office

A rear aspect room with a UPVC double glazed sliding sash window and an obscure glazed door leading out to the side driveway, with ceiling light, exposed original ceiling beam, tiled flooring with underfloor heating.



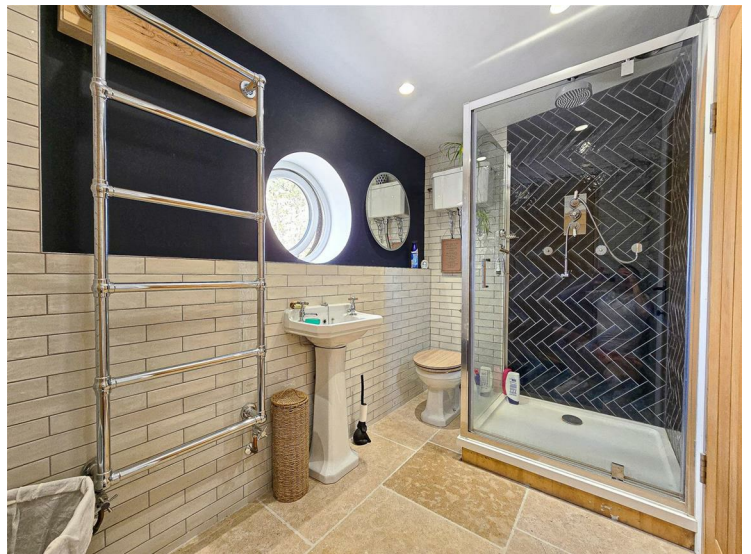
### Utility

A spacious room with ceiling spotlights with an automatic movement sensor, wall mounted gas fired combination boiler system, a pressurised hot water system, the main electrics (also for the solar), a range of base and eye level units with granite work surfaces and a two bowl stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer, doors to the downstairs shower room and the garage.



### Downstairs Shower Room

A rear aspect room with a feature UPVC double glazed porthole window, ceiling spotlights, extractor fan, underfloor heating, part tiled walls, chrome heated towel rail, high level WC with a high level cistern, pedestal wash hand basin, and a glazed and tiled shower enclosure with an wall mounted mains shower system incorporating an overhead rain shower, two body spray jets and a hand held shower attachment. Further door to the garage.



### Main Living and Family Room Area

Arguably one of the main selling points of the property. A fabulous light and airy space with mostly vaulted ceilings, exposed oak beams and feature triangular double glazed windows, side aspect UPVC double glazed sliding sash windows, double glazed door to the back of the garage and fully opening Canterlever bi-folding doors to the far corner leading out to the rear terrace and gardens, tiled flooring, underfloor heating, brick built central fireplace with a floor standing multi fuel double sided burner.





### First Floor Landing

A spacious galleried landing area with three feature hanging lights, front aspect UPVC double glazed sliding sash window, with doors to bedrooms, one, two, three, four and family bathroom.



### Bedroom Three

A rear aspect with a UPVC double glazed sliding sash window, ceiling light, vertical radiator, door to the walk in wardrobe.



### Main Bedroom

A front aspect room with UPVC double glazed sliding sash windows, feature hanging light, radiator and a built in wardrobe.

### Bedroom Two

a front aspect room with a UPVC double glazed sliding sash window, ceiling light, radiator, built in wardrobe and a very quirky timber built En-Suite area with a glazed and tiled shower enclosure which has a over head and hand held shower system, ceiling spotlights, extractor fan, low level wc, wash hand basin, heated towel rail, pebbled and tiled flooring.



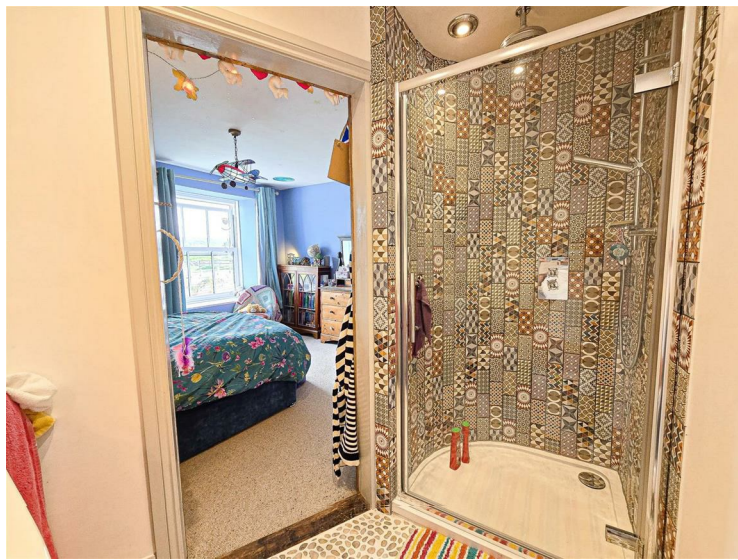
### Bedroom Four

A side aspect room with a UPVC double glazed sliding sash window, ceiling light, radiator, and a door to the En-Suite.

### En-Suite

Ceiling light, low level WC, wash hand basin, and a glazed and tiled shower enclosure with a wall mounted electric shower system over.





### Family bathroom

A rear aspect room with a UPVC double glazed sliding sash window, ceiling spotlights, extractor fan, tiled effect vinyl flooring, part tiled walls, chrome heated towel rail, low level WC, wash hand basin, feature rolled top claw foot double ended bath, with a chrome mixer tap and hand held shower attachment, along with a very large wet room style shower enclosure with a over head and handheld mains shower system.

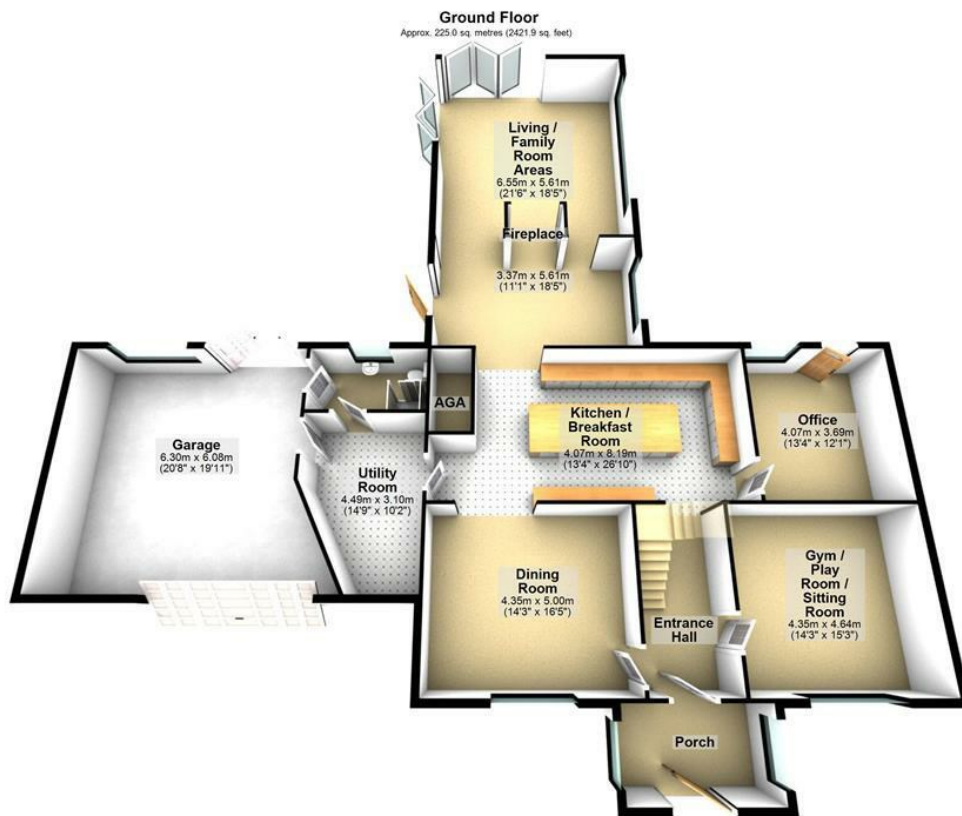
### Outside Front

To the front there is a blocked paved terrace with steps up to the front garden, which is enclosed with stone walling and two wooden pedestrian gates, one gate leads to the side of property and main driveway round the back, the other leads to the main driveway by the garage which has been laid to shingle stone which provides parking for at least four cars, the driveway leads up to the stone built garage which is of a good size, electric rolled over door, power and lighting, rear pedestrian door, window and with doors to the downsize shower room and Utility room. The main driveway is accessed through a keycode security gates, with a separate keycode security pedestrian gate.

There is an absolutely fabulous tiled terrace area, providing ample space for a wide range of living and outdoor dining furniture, there is space and electric point for a hot tub, various outside taps, a space for a BBQ and pizza oven, and with a step up to the rear garden. The rear garden is of a good size, with a range of three vegetable beds towards the end. There is a gated access and door leading through to the agricultural building and there is another gated access to the paddocks/land. The main driveway leads around the front and all along the side of the property to the huge agricultural building at the far end, the building has two enormous 12ft electric roll over doors, power and lighting and external power points. There is a lake with an island and a bridge across with a range of wildlife. Beyond the agricultural building is another metal gate giving access to the paddocks/land and beyond.



### Rear terrace and garden



Total area: approx. 327.1 sq. metres (3520.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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