



## BATCH FARM

West End, North Somerset



# BATCH FARM, WEST END LANE, NAILSEA, BS48 4DB

A delightful Grade II listed farmhouse, with annexe and outbuildings,  
backing onto open farmland with lovely rural views from the front,  
and rear of distant wooded hills.



Local Authority: North Somerset Council

Council Tax band: G, EPC: F

Tenure: Freehold

One bedroom annexe, adjoining single garage & workshop, detached stone store, detached 29 ft 'party' barn, walled gardens, entrance drive with parking.  
Services: Mains water, electricity and drainage connected, oil fired central heating to main house and separately to annexe. Broadband: Gigaclear. Security system.

**Guide Price: £1,295,000**



## THE PROPERTY

Batch Farm is a delightful Grade II listed farmhouse, full of charm and atmosphere. It is believed to date from the 17th century with later alterations and additions and has part rendered and part colour washed stone elevations under a slate roof. The farmhouse and annexe are attractively presented, and the outbuildings and grounds well maintained. The present owners purchased the property in 2007 and have since upgraded the property where necessary over the years. In 2015, the breakfast kitchen was replaced with a bespoke painted kitchen and matching island unit. Integrated appliances include fridge, freezer and a Fisher & Paykel drawer dishwasher. A four oven AGA provides cooking and water heating with a separate oven, hob and fridge located in the adjoining boot room. Many features appropriate to the period are retained.









The interior has a warm and friendly atmosphere. The sitting room has a central fireplace fitted with a log burning stove and is open to the conservatory. This room has superb views over farmland to wooded hills, and French doors from the conservatory open to a rear paved area, ideal for entertaining. The cellar, accessed from the flagged rear hall, is of good ceiling height.

There are beamed ceilings, roof trusses, an inglenook fireplace fitted with the original bread oven in the dining room, flagstone floors, window seats, and a most attractive turning staircase with carved balustrade in the reception hall, rises to the first and second floors.

All bedrooms have extensive views to wooded hills. The principal bedroom has an en suite dressing room and also bath/shower room. From this bathroom a concealed staircase rises to an attic store room. The two bedrooms and bathroom on the second floor have exposed timber vaulted ceilings and are currently used as studies.







## OUTSIDE

Batch Farm is approached over a gated drive providing parking in front of the annexe, a former stone and tile outbuilding, with adjoining single garage and workshop. To the rear of the house is a detached stone and slate log store. A 29' detached stone and tile "party" barn with log burning stove, vaulted ceiling and exposes roof trusses, lies to the south of the house.

The established gardens are a delight, are part bounded by dry stone walls, and planned for colour and texture. There are level lawns, raised and shaped flower beds and borders, a variety of colourful ornamental trees and shrubs including a mature holly, an ornamental pond with water circulating from an adjacent well and stone paved area, dense viburnum hedgerows, rose covered arbour and trellis's, and a most attractive mature Wisteria adorns the front elevation. The house faces south east with the main gardens having a south and west aspect.

In all the property extends to about 0.31 acres





## SITUATION & AMENITIES

West End is a hamlet with a pub and strong community lying about one mile to the west of Nailsea. The nearest shops being a butcher and a Co-Op about a mile away. West End Lane is a country lane leading from the western side of Nailsea and lying about one mile from Chelvey, to the south. Batch Farm is in an attractive setting. It adjoins open farmland to the rear over which are extensive open views to the wooded hills of the Gordano valley. From the front, there are views to Brockley Combe. There are primary schools in Nailsea, Wraxall and Tickenham. The Downs Preparatory School at Wraxall is 2.4 miles. Secondary schools available at Backwell, Clevedon, Nailsea and Portishead. There is an excellent choice of private schools in Bristol and Bath, and Sidcot Quaker School in Sidcot. Nailsea has a large shopping precinct and supermarkets include Waitrose and Tesco.





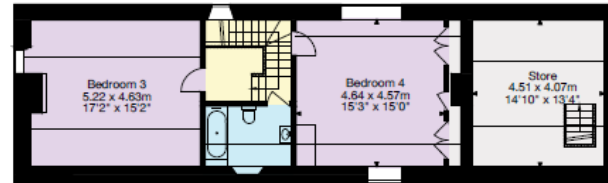


# Batch Farm

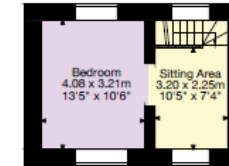
## West End



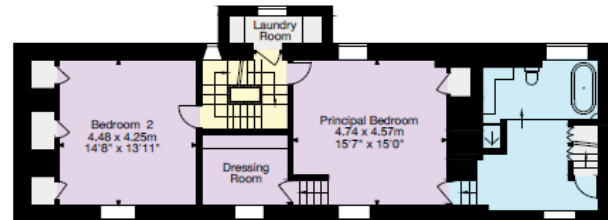
Gross Internal Area (Approx.)  
 Main House = 295 sq m / 3,175 sq ft  
 Annexe = 62 sq m / 667 sq ft  
 Outbuildings = 53 sq m / 570 sq ft  
 Total Area = 410 sq m / 4,412 sq ft  
 (Incl. Areas of Restricted Height)



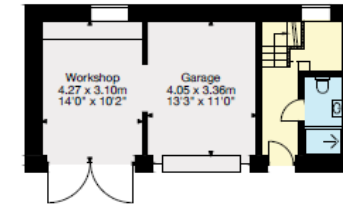
Second Floor



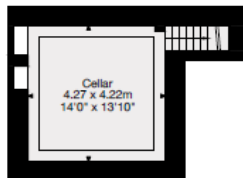
First Floor



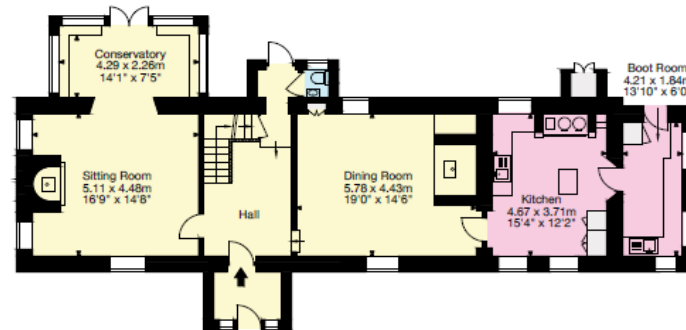
First Floor



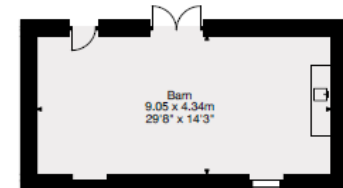
Ground Floor Annexe



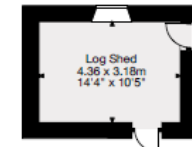
Cellar



Ground Floor Main House



Outbuildings



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

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Approximate Gross Internal Area = 410 sq m / 4,412 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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