



Rodford Elm Farm
Westerleigh

£850,000



Rodford Elm Farm, Westerleigh, BS37 8QF

Substantial and exciting 7 bedroom Georgian Farm house, set in about one third acre gardens. This Grade II listed family home has a great deal to offer its new custodians, with over 2850 square feet of accommodation. An impressive kitchen dining room measuring 34' (or 10 metres) sits at the heart of the property, a perfect family room / to entertain guests – fully fitted with granite tops, two ovens, and tiled floor. Original character features are found all over the place, from the tall ceilings with plaster detailing, to the large symmetrical sash windows, wood strip doors and many traditional fireplaces. There is a cosy lounge with log burner, and a large utility room with gas cooker and Belfast sink with enamelled stone drainer. Upstairs is split between three half-levels providing access to all bedrooms – 6 of which are double bedrooms – 2 with ensuite shower rooms. It is conveniently located North of Westerleigh village, with small shop in Yate within walking distance, and easy commuting access to the ring road and motorway networks.

- Historic Farm House
- Original GII Georgian Features
- Substantial 7 Bedrooms
- About One Third Acre
- Off-Road Parking for 10 +
- 34' Kitchen Family Room
- Nicely Presented
- Energy Efficiency Band E





Location & Situation:-

Westerleigh

The property is conveniently located North of Westerleigh village, with small shop in Yate within walking distance, and easy commuting access to the ring road and motorway networks. Yate Shopping Centre is a 4 minute drive away. Yate Shopping Centre has a full range of shops, library, leisure centre, cafes, and schools, including big Tesco Extra and Marks & Spencer. The historic Market town of Chipping Sodbury has a range of artisan shops, restaurants and social clubs, a Waitrose supermarket, and award-winning butchers and bakers, and pubs. Bristol and Bath are within about 12 miles, M4 motorway J18 at Tormarton about 6 miles and M5 J14 at Falfield about 7 miles.

Further details:-

Council Tax band: G

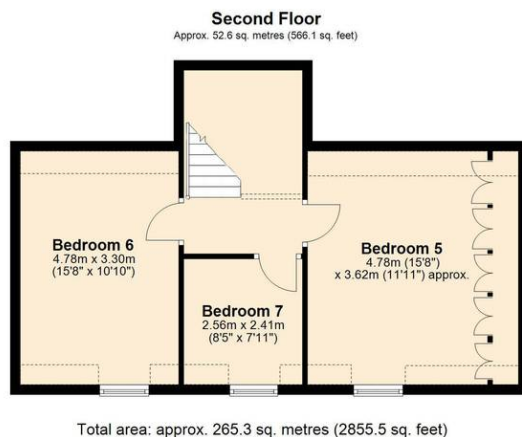
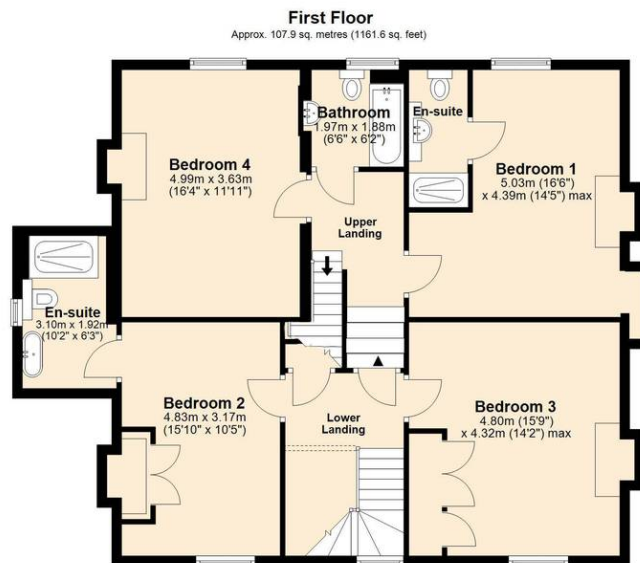
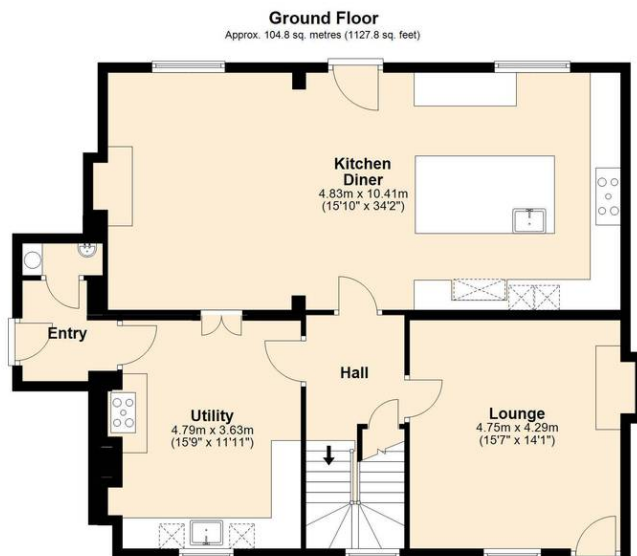
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







Total area: approx. 265.3 sq. metres (2855.5 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Parkers has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.parkers-ea.co.uk
enquiries@parkers-ea.co.uk