



ELMSCOTT FARM

Kingston Seymour - North Somerset

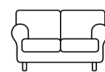


ELMSCOTT FARM

Kingston Seymour - North Somerset - BS21 6XE



Freehold Guide Price £1,100,000



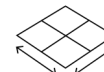
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4



4



245 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, Chancellors Pound , The Pound, Redhill, BS40 5TZ

Tel: 0117 203 5577 Email: residential.redhillbristol@gth.net

INTRODUCTION

Equestrian excellence, Elmscott Farm is a successful livery business being sold as a private residential dwelling in the heart of the much desired village of Kingston Seymour. Set in circa 10.24 acres and boasting a range of useful outbuildings, stable block and all weather riding arena, this property is perfect for those looking to wake up in the morning straight into the rhythm of country and equestrian life.

DESCRIPTION

In brief, the ground floor comprises entrance porch/boot room, kitchen/breakfast room, utility, conservatory, living room, dining room, cloakroom, three bedrooms and three en-suites. The handy boot room entrance porch provides access directly into the recently renovated kitchen/breakfast room and is ideal for kicking your boots off after spending a day with the horses. The contemporary kitchen/breakfast room leads to the remainder of the house and has been finished in matte off grey and herringbone flooring. The beautifully renovated kitchen benefits from a good level of 'soft close', wall, draw and base units, integrated eye level cooker and grill, as well as breakfast bar seating. Wood effect work tops have been fitted as well as complimentary tiling to all splash prone areas. No country property is complete without a utility room, where we find ample shelving for storage, and stainless steel sink and drainer, with access back out onto the driveway. The living room enjoys a dual aspect overlooking both the front and side of the home and offers a feature corner fitting woodburning stove, perfect for a winters evening, whilst solid wood double doors open into the dining room, the perfect entertaining space for a large get together. The dining room is a wonderfully light and bright room, with UPVC doors opening to the westerly side of the property and solid wooden doors opening onto the South facing garden at the other end of the room. All three bedrooms on the ground floor are generously proportioned double rooms in size and afford the luxury of being serviced by individual en-suites. Somewhat uniquely the en-suites in both bedroom two and four then provide direct access out into the





garden.

On the first floor is a beautifully extended principle bedroom and family bathroom. After the extensive renovation, bedroom one now boasts floor to ceiling glass gable elevation with spectacular views of the surrounding gardens and land beyond. Across the landing is an equally impressive bathroom with freestanding bath, WC and vanity unit with wash hand basin inset. Similar to bedroom one, the bathroom boasts a contemporary glass gable elevation with views over the adjoining orchard.

OUTSIDE

The property is approach off Ham Lane via a single track driveway, with a five bar gate opening onto the drive providing access to the main house, land and associated outbuildings. The driveway has been laid to tarmac and offers ample off road parking for a multitude of cars leading up to the detached double garage. The garage can be accessed via dual, wooden double doors and has been fitted with the benefit of both light and power, whilst an EV charging point can be found immediately outside. Further outbuildings accessed from the drive include a timber construct kennels and summer house/storage shed. Proceeding past the property from the driveway a gravelled track leads to the east providing access to both the gardens of the home, as well as the stables and all weather riding arena. The garden has been laid to a level lawn with a number of mature fruit trees providing seasonal colour, and has been enclosed by hedge boundaries on one side and Rhyne ditch on the other. Five stables are present, built upon a concrete hard standing allowing suitable use all year round and providing direct access into the all weather, floodlight riding arena. A gate also opens at the opposite end of the arena out into of the numerous paddocks available here. The stables have been fitted with the benefit of both a mains water and mains electric connection and are of a timber construction. Adjoining is a large tack room, whilst access proceeds from here towards an incredibly handy sand turnout. A further range of useful outbuildings can be found to the right of the main entrance driveway, most notably a large, general purpose barn, housing six additional internal stables, with tack room and ample hay storage. The remaining land has been separated off into five well appointed paddocks, primarily delineated by hedge and Rhyne boundaries all of a level nature. The property has been fantastically set up by the current owners to provide a wonderful equine escape

either as a private residential dwelling or equally as a commercial livery subject to gaining any necessary consents.

‘WHAT WE LOVE’

We have loved living at Elmscott for the past 16 years because whilst being in the heart of the village, it feels as though it’s in a very rural spot. The diverse wildlife from birds to Deers has been so lovely to watch over the years and we will miss this hugely. The house has always catered very well for our children and now for our grandchildren as well. We have had lots of family gatherings over time and the indoor and outdoor space is ideal for this. We have been pleased with all our horse amenities especially our old pony has particularly enjoyed the sand area.

SERVICES & OUTGOINGS

We understand that mains electric, oil, water and mains drainage.

Council Tax: North Somerset Council—Band ‘E’

DIRECTIONS

What3words:///stammer.swordfish.translated

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 220 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



Approximate Gross Internal Area = 245.6 sq m / 2644 sq ft
Garages / Workshop = 44.6 sq m / 480 sq ft
Total = 290.2 sq m / 3124 sq ft

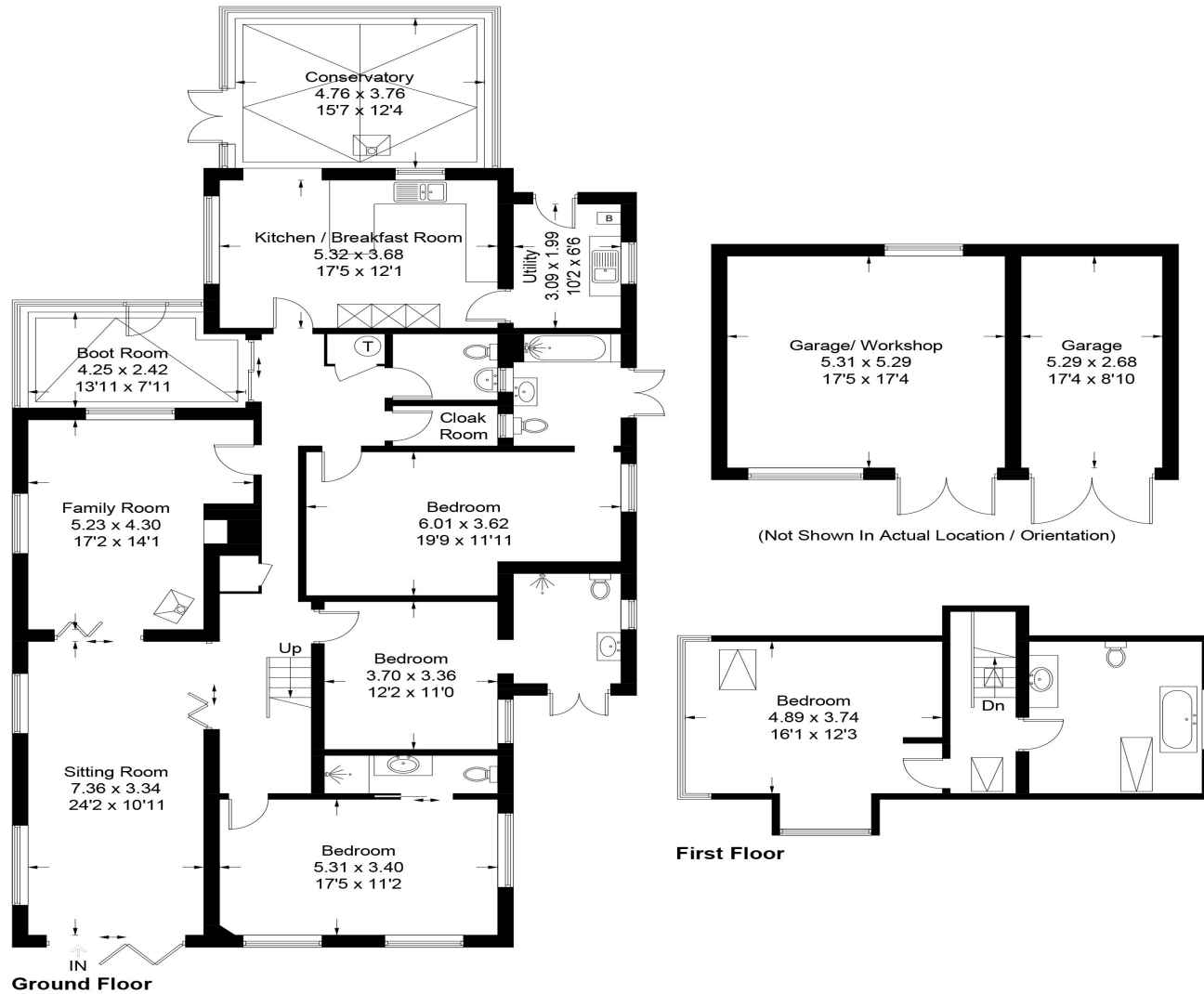


Illustration for identification purposes only, measurements are approximate,
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









Elmscott Farm, Kingston Seymour, North Somerset

