



BROOK FARMHOUSE

Butcombe - North Somerset



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Butcombe - North Somerset - BS40 7XF



Freehold Guide Price £1,595,000



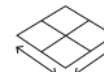
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4



3



330 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

Country living at it's finest, this detached smallholding is nestled in the rolling countryside surrounding the sought after village of Butcombe positioned in the heart of the Chew Valley. The property provides spectacular versatility with the potential for either multi generational living or potential rental income stream with three self contained studio apartments on site, along with a range of agricultural outbuildings all set within 8.96 acres of agricultural land.

DESCRIPTION

In brief, the ground floor accommodation comprises entrance hall, with Oak framed porch, dining room, drawing/living room, kitchen/breakfast room, boot room, home office and shower room. The property oozes character and rustic charms throughout, something that is immediately present when entering the property via the boot room, with exposed flagstone flooring, a theme continued into the entrance hall and dining room beyond. Off the boot room is a recently renovated shower room with walk in double shower, WC, 'Butler', easy to maintain and limestone tiling throughout, The symmetry between the shower room and the boot room demonstrate that this home as been designed with country living in mind. A space to kick the boots off as well as further space without entering the main house to wash muddy two and four legged residents off with ease. From the boot room you enter in the kitchen/breakfast room a space filled with country home aesthetics including exposed beams, oil fired AGA, exposed brick chimney breast and an array of solid wood kitchen cabinetry. A handy pantry cupboard adjoins. The drawing room is a beautifully light and bright room with dual aspect windows overlooking the front of the home, window box seats along with an inglenook fireplace and wood burning stove, adding a cosy feel to this otherwise plentiful room. Across the entrance hall, the formal dining room is an idyllic entertaining space and continues the theme of rustic charm with further exposed flagstone flooring, Inglenook fireplace with natural stone surround and wood burning stove coupled with a solid oak lintel over. Completing the ground floor the convenient home office has had a multitude of uses over the years for our current owners including children's playroom and additional bedroom for guests serviced by the previously mentioned downstairs shower room.

Versatility is the buzz word when it comes to describing this home and no truer word can be used than to describe the first floor. Currently set up as four bedrooms, during the owners tenure and whilst children remained at





home it has operated as much as a six bedroom with both the reading room and mezzanine functioning as additional bedrooms. All four bedrooms are impressive double rooms in size with the three largest all benefiting from ample amounts of integrated storage space. Bedroom one enjoys a walk in wardrobe as well as en-suite bathroom with pedestal sink, panelled bath with shower over and WC. Bedroom two, or the bedroom 'suite' as we have aptly named it includes mezzanine level over, with ample space for a double bed, along with an adjoining contemporary en-suite shower room. From bedroom two traditional stone steps lead down the outside of the house and provide direct access into both the front and rear gardens. The family bathroom consists of a panelled bath with shower over, WC and pedestal sink. Complimentary tiling has been applied to all splash prone areas. It is worth noting that from the landing adjoining both bedroom one and four, a hidden staircase still remains in situ leading down into the attached 'house annex'. Whilst on the ground floor the current owners have enclosed the entrance to this staircase with plasterboard and plaster, we are informed that this could be reinstated back into the main house should a prospective purchaser require additional accommodation space.

OUTSIDE

Currently operating as short term holiday lets, but could function as multi generational annex accommodation or 'Air BnB's' the property is serviced by three studio apartments, providing excellent income potential to a prospective purchaser. As referred to in the floorplan as the 'House Annex' this has recently undergone a course of decorative improvements to present a cosy studio apartment complete with kitchenette, shower room and living/sleeping space with wood burner inset. The annex can be accessed from the main house via the previously mentioned 'secret staircase'. Adjoining the 'House Annex' is a further self contained one bedroom let, referred to as the 'End Annex' on the floorplan. Accessed from the main driveway, the annex enjoys a vaulted ceiling with exposed beams, with stairs leading up to a mezzanine bedroom. The remainder of the annex consists of a kitchen, living/dining room and separate shower room. Located above the double garage the final annex can be accessed via stairs leading up the side and into and comprises kitchenette, living/sleeping area and separate shower room. During our current owners tenure and whilst in use, the annex's have always proved to be hugely popular whether that be as holiday lets or longer term rentals, providing significant income potential to any future proprietors.

To the front of the property is an enclosed and established garden, predominately laid to meadow grass along with a highly productive kitchen garden and allotment, all of which has been contained by natural stone wall, mature hedging and established shrubbery. To the rear of the property but used by the current owners as their main point of access, a wonderfully secluded and generously sized stone paved patio adjoins the boot room and provides the most idyllic of spots to enjoy some al-fresco dining whilst soaking in the peace and tranquillity afforded in this most beautiful of rural locations.

From the patio the current owners have installed a freestanding cold store, currently used to preserve the produce farmed on site, along with a further stone built traditional outbuilding, currently operating as their 'Butchery' room. Both buildings have the benefit of mains water and electric connection with the later also having sink and worktops included making it an ideal space for ancillary catering opportunities to the main farmhouse. From the patio double wooden gates open out onto the driveway and level lawned garden. A small orchard of fruit trees provides further opportunity for home made produce, whilst paving stones lead directly to the detached double garage. The double garage can be accessed via dual double wooden doors and has the benefit of 'three phase' electrical connection and attached EV charging point. Subject to gaining the relevant consents and with the studio apartment above, this garage provides excellent potential to convert into a stand alone dwelling that could be ideal for those looking to provide multi-generational living. The gravelled driveway leads back through the garden and out onto a designated parking bay, suitable for a vast number of cars, and single track private driveway leading off the lane to the home. Adjacent to the parking bay the current owners have erected a number of useful agricultural outbuildings including one steel framed, mono-pitched building, a collection of timber framed 'Pole Barns' positioned on a large concrete hard standing yard. From here access is then available out over the 8.96 acres of gently sloping agricultural land, which has been enclosed by stock proof fencing on all sides. Mains water supply is available to not only the outbuildings but also the entirety of the land and provides a variety of agricultural or equine opportunities than can be tailored to each individuals needs.

SERVICES & OUTGOINGS

We understand that mains electric, oil, water and mains drainage are all connected

Council Tax: North Somerset Council—Band 'E'

DIRECTIONS

What3words:///quick.indeed.embellish

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%).

Agents Note: Our vendor is a relative of an employee of GTH



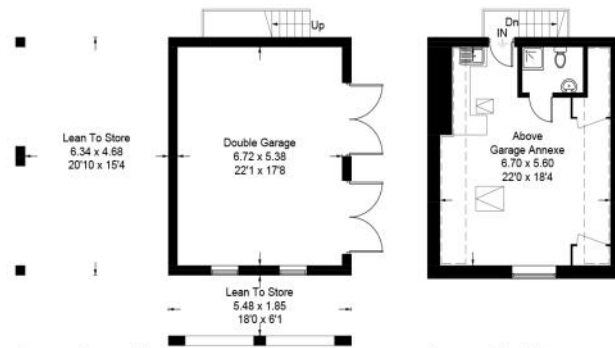
Approximate Gross Internal Area = 330.6 sq m / 3558 sq ft

Garage = 73.4 sq m / 790 sq ft

Mezzanine = 24.4 sq m / 263 sq

Outbuilding = 11.7 sq m / 126 sq ft

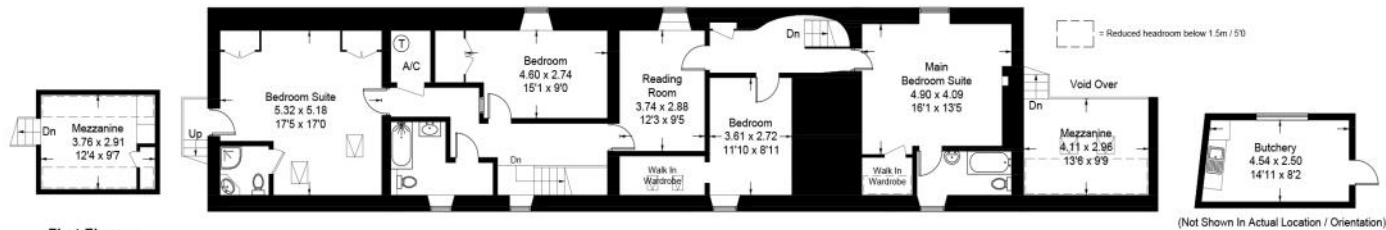
Total = 440.1 sq m / 4737 sq ft



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

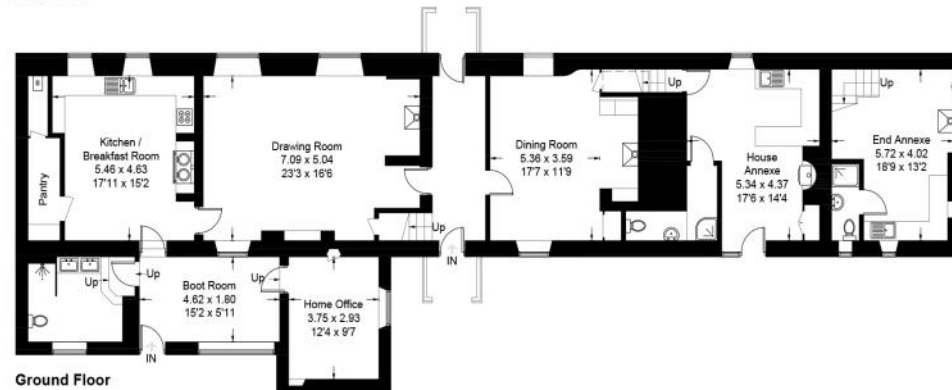
Garage - First Floor



First Floor -
Mezzanine

First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1292420)

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.









Brook Farmhouse, Butcombe, Bristol, BS40
7XF

