

BLANCHES

Earthcott Green, Alveston, Bristol, BS35 3TE



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*An elegant and stylish period home
with fully self contained annexe*

- Detached period farmhouse
- Wonderful original character
- Generous six bedroom accommodation
- Independent two bedrooms annexe
- Delightfully private and mature level gardens
- Gated driveway and triple bay garage
- EPC Rating = E

Description

Blanches Farmhouse offers exceptionally comfortable and beautifully presented family accommodation retaining a huge amount of the original character within a home that dates to circa 1630 but with the benefit of never having been listed. The current owners have taken great care in the restoration of their home to ensure that the accommodation is comfortable, stylish and with a layout that flows exceptionally well. There are generous spaces for entertaining, of a proportion to allow space between family members with a series of independent ground floor reception areas. These include a particularly fine L shaped garden room that overlooks the grounds to the rear with a wonderful wooden vaulted ceiling, oak flooring and a substantial log burning stove. Without doubt this is a room designed for all year round use. Two equally spacious reception rooms lie to either side of a welcoming central hallway and the through family room commands a wonderful aspect with three floor to ceiling French doors overlooking the green and abundant rear garden.





A farmhouse kitchen features an Aga stove, ceramic double Belfast sink and high end fitted appliances. The principal family accommodation is spread over the first and second floors offering six bedrooms in total, three of which are en suite with a further family bathroom and large study.

For those seeking to accommodate an extended family or perhaps to generate useful additional revenue from the home, the adjacent two bedroom annexe comprises of a fitted kitchen/breakfast room, two adjoining reception areas and two first floor, en suite bedrooms. It should be noted that the annexe could be accessed from the main farmhouse sitting room should an opening be created, subject to the necessary planning approval.

The property is approached via an impressive sweeping gravelled driveway providing ample parking for numerous vehicles in addition to the adjoining three bay garage.

The large gardens are truly delightful, as well maintained as the property itself with mature shrubs and borders and a series of seating areas, terraces, a formal parterre box garden and a hidden vegetable garden.

To the main house there is oil central heating, mains electricity and drainage to a septic tank. The annexe has a separate electricity supply, water and oil supply with draining also to a septic tank.



Situation

Earthcott Green is a small and conveniently placed hamlet in the parish of Alveston, South Gloucestershire, most conveniently located for the A38, the M4 and M5 motorways. For London commuters, Parkway railway station is just a short drive away and for larger shopping expeditions, Cribbs Causeway is within easy reach and Thornbury and Chipping Sodbury offer Tesco and Waitrose supermarkets respectively. Bath and Bristol offer a wide choice of schools, both state and independent. Both are cities of historic importance, culturally rich in theatre, cinema and music as well museums, reflecting their architectural, nautical and industrial histories.



Annexe



Annexe



Annexe



BLANCHES FARM

Gross Internal Area (approx)

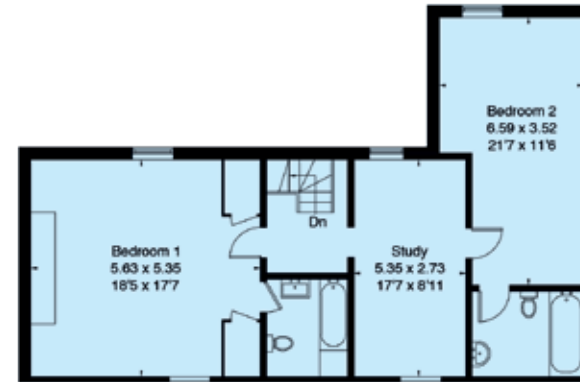
Main House = 388 sq m / 4176 sq ft

Annexe = 87.5 sq m / 942 sq ft

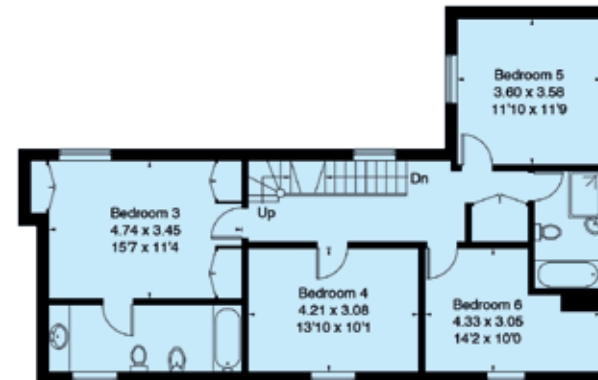
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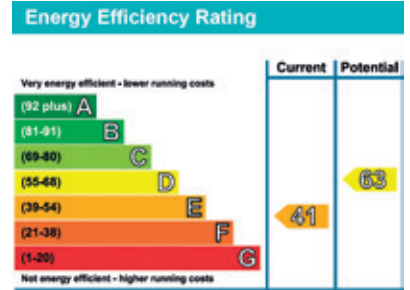
Ground Floor



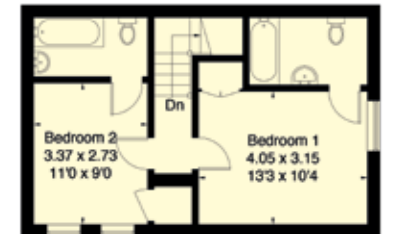
Second Floor



First Floor



Ground Floor



First Floor

This floor plan is for illustrative purposes only and is not to scale.

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