

# OLD SHIRES

CHURCH ROAD, NORTON MALREWARD, BRISTOL, BS39 4EX



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CHURCH ROAD, NORTON  
MALREWARD, BRISTOL, BS39 4EX

A delightful country home set amongst exceptionally pretty ornamental gardens with further paddocks and stabling.

Detached period residence

Two reception rooms

Conservatory

Downstairs cloakroom

Large kitchen/breakfast room with separate utility

Four first floor bedrooms

En suite and family bathroom

Long tree lined driveway, parking and double garage

Timber stable block with two enclosed paddocks

Grounds of circa 6 acres

EPC Rating = C





## DESCRIPTION

Old Shires is a most appealing and attractive stone built farmhouse set amongst wonderful open countryside and well hidden from the road. The property is approached via a lovely tree lined driveway, shared with just one other residential property and the home will have great appeal to those seeking country/equestrian living within close proximity to both Bath and Bristol.

The property offers a wonderful combination of beautifully appointed ornamental gardens and paddocks totalling approximately 6 acres. Converted from a former barn, the exact age of the property is not known but it certainly offers a good deal of period charm with mellow random stone wall exterior and traditional elevations. On the ground floor, the property is approached via an enclosed entrance porch leading to a welcoming hallway with a smartly appointed modern cloakroom. The sitting room is a light triple aspect room with wood burning stove set into a feature stone fireplace. This room commands delightful views across all three of the gardens. The dining room is set to the rear of the hallway with double doors opening to a generous semi-octagonal conservatory with a further door opening to the walled rear garden and sheltered terrace, perfect for barbeques and general outdoor entertaining. The kitchen is a particularly good size fitted with an extensive range of storage cabinets, granite work surfaces and integrated stainless steel appliances. There is a separate laundry room with further storage, an enamel sink and housing the wall mounted oil fired central heating boiler. At first floor, there is a large master bedroom with generous en suite shower room and his and hers built in wardrobes. There are three further bedrooms and a family bathroom with Sottini white suite and separate shower cubical with Grohe thermostatic shower.

The gardens that surround the property are a particular feature of the home, cleverly divided into a series of individual areas that include a mature and productive orchard, a large and attractive lawn interspersed with Willow, Walnut and Cherry trees and worthy of particular note is the parterre style front garden with beautiful clipped boxed hedging and mature and colourful well stocked borders and paved seating areas with protective timber arbours. Tucked behind a stone wall to the side of the property is an enclosed kitchen garden with raised vegetable beds, discreet drying area for clothes, a timber shed and a raised modern oil tank fuelling the central heating system. From this area, a side door opens to the substantial double garage with twin up and over doors to the large front driveway with parking for numerous vehicles. To the front of the property and set across the driveway are two large paddocks, the first enclosed with post and rail fencing and with large timber stables with loose boxes and tack room.



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Approximate Gross Internal Area:

189 sq m / 2034 sq ft

Garage = 31.6 sq m / 340 sq ft

Total = 220.6 sq m / 2374 sq ft

Including Limited Use Area (7.4 sq m / 80 sq ft)

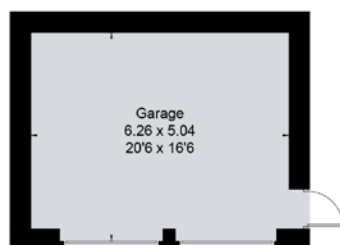
For identification only. Not to scale.



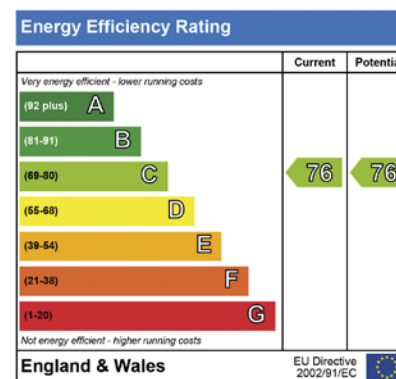
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



## SITUATION

Norton Malreward is a small Somerset village set within the Chew Valley just two and a half miles from the edge of Bristol and a short commute from Bath. First listed in the Domesday book of 1086 as "Nortone" meaning the north enclosure, and "Malgregard" who was a village tenant from 1238. The village is within close proximity to Chew Magna and the beautiful Valley lakes offering sailing, fishing, bird watching and wonderful countryside walks. Chew also offers a range of high street facilities including doctors, dentist and late shopping. Stanton Drew is a short distance away by car with its own historical stone circle. There are a number of excellent schools within the area with primary schools at Stanton Drew, Chew Magna and Pensford. Secondary schooling is found at Chew Valley School which is a thriving comprehensive and sixth form serving all the communities of the Chew Valley.

## DIRECTIONS

From Bristol, proceed through the village of Chew Magna taking the left hand fork at the end of the High Street towards Stanton Drew. Just beyond the former toll cottage on the right hand side, turn left to Norton Malreward and proceed into the village. Immediately after passing the church on the right hand side, the driveway to Old Shires is set immediately off the layby on the right hand side. The property is set at the head of this long driveway which is shared with just one neighbouring property.

## AGENTS COMMENT

This is a particularly well-hidden home offering equestrian facility coupled with accommodation of manageable proportioned.

## IMPORTANT NOTICE:

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