



Outstanding views from this delightful period farmhouse with delightful gardens, paddocks and woodland

Dundry Lane, Dundry, Bristol, BS41

£1,195,000 Freehold





Grade II listed detached family home • Versatile accommodation with separate annexe • Perfect for multi-generational living • Three ground floor reception rooms • Farmhouse kitchen and separate utility • Four/five first floor bedrooms, one with separate living space • Two further second floor rooms (poss bedrooms) • Two driveways, garage and grounds of 4.65 acres

Local Information

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. The city of Bristol is only four miles away and Bath is twelve miles to the west. Its lofty situation makes it a notable landmark in North Somerset and its dominance is emphasised by a spectacular fifteenth century church tower. Dundry commands some of the most extensive and beautiful prospects in the west of England, and by night Bristol's lights create a breath-taking scene. The Dundry Inn public house is renowned in the area, and schools include a primary school with secondary schooling available at nearby Chew Valley, and a choice of private schooling in Bristol itself. The area around is well known for its beauty, activities and attractions. The Chew Valley and Blagdon lakes provide a host of activities whilst the nearby Mendips are popular and boast great walking, riding and unspoilt nature.

About this property

Formerly a working farm and dating back in parts to 1653, this magnificent 6 bedroom family home sits in a fabulous, elevated position with breath-taking panoramic views over open countryside, towards Bristol, nearby Barrow reservoir, and the distant Welsh Hills.

Approached via a sweeping, long driveway, Grove Farm is set in a truly special location enjoying a sense of privacy and wonderful country living on the edge of the city. With private fenced paddocks set off the driveway this is ideal for those seeking pony pasture, as well as extensive woodland in all totalling circa 4.65 acres. There is a lock up garage set off the second driveway and a further area of hardstanding.

The house retains wonderful character with painted beams, an impressive Inglenook fireplace to the entrance/dining hall, mullion windows and exposed stone walls. The flexible and versatile accommodation is arranged over two floors and totals circa 3196 square foot, with a linked annexe providing ideal accommodation for a dependent relative or additional guest accommodation.

An original timber braced and studded front door opens to the entrance/dining hall featuring the fireplace with wood burning stove. A further inner hall has two staircases, one of which is a spiral leading to the upper floors. The dining room is large enough for entertaining a good number of family and guests with a more intimate sitting room set off to the side. The kitchen has a charming rustic feel with a two oven/two hot plate gas fired Rayburn Aga which provides for cooking as well



as part central heating and hot water. A door to one end leads to a useful utility room and W/C. The remaining ground floor accommodation within the North and Eastern sections of the house have been cleverly arranged to provide for additional family accommodation as well as providing for self-contained accommodation if required. The accommodation within each comprises a double bedroom with en suite, bathroom, with the eastern wing acting as a separate annex with direct access off the entrance courtyard. The annex accommodation includes a kitchen/diner with separate bedroom and en suite shower room. It should be noted that the shower room within the annex includes a link door via the utility room to the main house. The first and second floor accommodation is reached off two separate staircases and includes four bedrooms, one of which is approached off a reception/kitchenette thereby providing for ideal guest accommodation or teenager living. Bedrooms two & three benefits from en-suite shower rooms, with separate wc/shower reached off the first floor landing. A study/additional bedroom houses a wall mounted gas fired Worcester boiler which part supplies the central heating and domestic hot water circulation

The second floor accommodation is currently arranged as two generously proportioned open plan loft rooms ideal as children playrooms or could provide for additional bedrooms if required. Both loft rooms, one of which is

split level, enjoy far reaching views.

Externally, the house enjoys open lawned gardens predominantly to the front and side of the property with the rear garden rising steeply to mature woodland. A gated single track driveway is reached off Dundry Lane and meanders its way through the sloped paddock garden to an area of part grass/gravelled hard standing to the western side elevation of the house. This area of garden also includes a free-standing summer house and patio area ideal for external dining and BBQ's. Green house. A secondary driveway access also provides access off Dundry lane and is shared by two neighbouring dwellings. This driveway also provides access to a detached garage as well as hardstanding for 4/5 motor vehicles. The attractive and secluded walled entrance garden to the eastern side of the house is reached via a gated flagstone pathway and provides privacy and seclusion.

Tenure

Freehold

Local Authority

North Somerset Council

Viewing

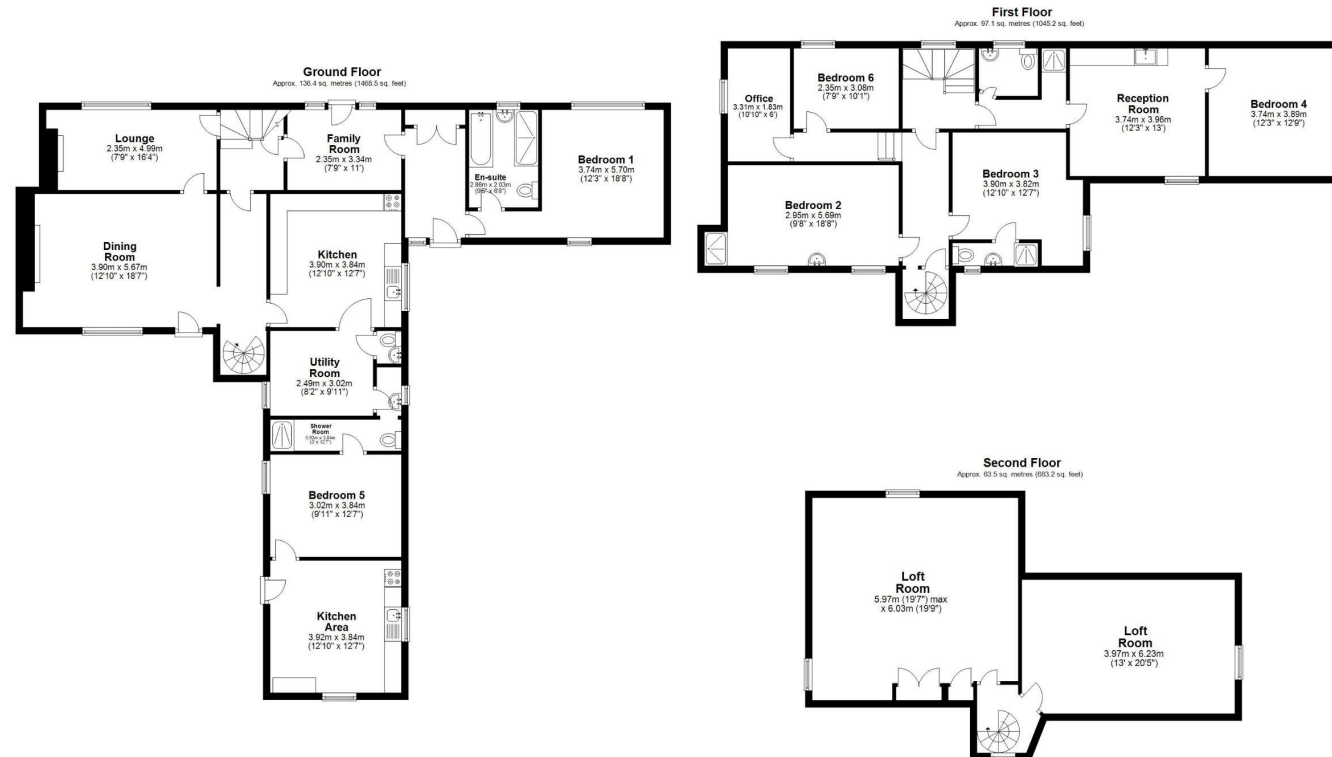
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

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Total area: approx. 297.0 sq. metres (3196.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

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