



LYDES FARM, LARCH COTTAGE AND THE STUDIO

Stowey, Pensford, Bristol, BS39 4DW



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An exceptional lifestyle opportunity with a beautiful detached family farmhouse, two two-bedroom cottages and circa 6 acres of enclosed park like gardens.

* PRINCIPLE 5-BEDROOM DETACHED FARMHOUSE OF CIRCA 4000 SQ. FT
* INTEGRATED DOUBLE GARAGE AND FURTHER COVERED PARKING *
CHARMING TREE-LINED DRIVE * GARDENS, GROUNDS AND WOODLAND
OF CIRCA 6 ACRES * "LARCH COTTAGE" CIRCA 780 SQ. FT COTTAGE * "THE
STUDIO" CIRCA 1450 SQ. FT COTTAGE * EXTENSIVE PARKING TO BOTH
COTTAGES * EXCEPTIONAL MULTI-GENERATIONAL FAMILY
OPPORTUNITY & INCOME POTENTIAL * EPC: D LYDES FARM; C LARCH
COTTAGE & D THE STUDIO * FOR SALE AS A WHOLE OR IN TWO LOTS

Situation

Stowey is a small village just under two miles from Chew Valley Lake, with excellent road infrastructure into Bath, Bristol and the wider South West.

Nearby activities include sailing on Chew Valley Lake, fishing on Chew Valley and Blagdon lakes, horse riding, road cycling and plenty of well-regarded golf courses.

Bristol and Bath are both highly regarded for their independent schooling as well as access to Millfield, Sidcot and Wells.

Bristol city centre 10.5 miles; Chew Magna 3 Miles; Bath 12.4 miles;
Bristol Temple Meads Train Station 10.6 miles; Bath Spa Train station
12.5 miles; Bristol Airport 9.7 miles.

Lydes Farm

Lydes farm is a charming detached farmhouse; much loved, cared for and improved by the current owners over the past forty years or so of their ownership.

A quiet no-through lane leads to the gated tree-lined drive, with vehicular access to the farmhouse into a wide turning circle with a double garage and further covered car-ports.

Surrounded by its own park like gardens and grounds, carefully curated and cultivated by the current owners it offers a high degree of peace and quiet, privacy and beauty.







On entering there is plenty of natural light, and the house has been sympathetically and tastefully decorated throughout, with a relaxed country charm ideal for families of all ages and size.

Arranged over two floors, it offers almost 4000 sq. ft of internal accommodation.

Across the ground floor there is a welcoming entrance hall, with immediate access to the left to a cloakroom, utility room and plant room, also providing direct access to the integrated double garage.

To the south side of the house, catching much of the day's sun, is a stunning 30' sitting room, with a dual aspect and twin pairs of French doors leading out into the enclosed dining terrace.

Accessed from the other side of the entrance hall are a suite of further reception rooms presenting a huge degree of versatility with a formal dining room, snug / family room and study (bedroom 6).

In addition, there is a charming family kitchen with an AGA, leading into a light-filled breakfast room with access out to the garden.

Upstairs lie five superb double bedrooms, with a sumptuous master bedroom suite with a walk-in dressing room and en-suite bath / shower room. There is also an en-suite bathroom to bedroom two with the remaining three bedrooms sharing a well-appointed family bathroom.

Larch Cottage and The Studio:

Larch Cottage and The Studio present an enormous degree of flexibility; opening up the house to superb multi-generational lifestyle opportunities as well as the possibility of long or short term rental accommodation and a useful secondary income; either via Assured Shorthold Tenancy agreements or Airbnb options for visitors to take full advantage of the local countryside and tourism opportunities.

Built as a pair of semi-detached cottages each with underfloor heating throughout they provide separate living accommodation but each open up to the front and rear onto shared gardens and grounds, glorious green views from both elevations.

The Studio is the larger of the two, boasting a stunning ground floor footprint; with "the studio" being an interpretation of the superb 30' x 23' dual aspect sitting room; opening up from both sides into the glorious gardens beyond.





A generous open plan kitchen and breakfast room provides access from the front and out into the rear; with a modern high quality kitchen complete with granite worktops and plenty of fitted storage.

Upstairs lie two double bedrooms each with a "hayloft" style French doors opening up to a Juliet balcony and lovely scenic views.

The bedrooms share a well-appointed shower room with ceiling Velux, enclosed shower, w.c and wash basin.

Larch Cottage is the smaller of the two, but still provides quintessential cottage accommodation, with a charming open plan kitchen, sitting and dining room – with French doors to front and rear. Upstairs are two bedrooms, with bedroom one enjoying an en-suite bathroom and bedroom two a separate shower room.

Please note, there is existing planning consent to enlarge and improve the cottages, details of which can be found on the BANES Planning Portal under planning application No. 18/05135/FUL.

Outside

The gardens and grounds at Lydes farm and the cottages are exquisite; with some 6 acres of landscaped park-like setting to enjoy, relax and entertain in.

The options are limitless; camping weekends with children and friends; bonfires, al-fresco dining and just the ability watch the seasons come and go with hundreds of mature trees dotted throughout.

Immediately to the south of the farmhouse house is a "Mediterranean" style dining terrace, complete with mature olive tree and directly accessed from the sitting room; whilst wrapping around to the south west of the farmhouse house is a further paved terrace to sit back and relax on.

To the front of the cottages is a post & rail fenced paddock whilst wrapping the around the estate as a hole are almost 2000 trees planted by the owners during the course of their long tenure.

Right of Way: A bridle path runs along the southern boundary behind a belt of woodland.

Services

Mains water and electricity. Oil fired central heating. Private drainage. Broadband by contract with BT.

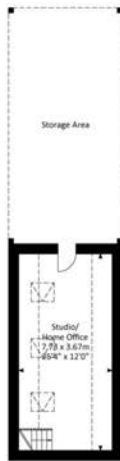
Local Authority

Bath and North East Somerset Council. Tel: 01225 477000.



Lydes Farm

Approx. Gross Internal Area
 3961 Sq.Ft - 368.0 Sq.M
 Garage
 452 Sq.Ft - 42.0 Sq.M
 Carport/Studio/Home Office
 828 Sq.Ft - 77.0 Sq.M
 Larch Cottage
 720 Sq.Ft - 66.89 Sq.M
 The Studio
 1450 Sq.Ft - 134.71 Sq.M
 Total Area
 7411 Sq.Ft - 688.60 Sq.M

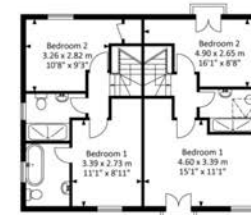


Studio/
Home Office



Ground Floor

First Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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