

# BONDS *of* THORNBURY

INDEPENDENT ESTATE AGENTS

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- DETACHED GRADE II LISTED FARMHOUSE
- SOUGHT AFTER LOCATION
- 4/5 RECEPTION ROOMS
- KITCHEN
- BOOT ROOM/UTILITY
- CLOAKROOM
- 4 BEDROOMS
- BATHROOM AND SHOWER ROOM
- LARGE GARDENS
- OUTBUILDINGS AND AMPLE PARKING



WOODBINE FARM  
HACKET LANE  
THORNBURY  
BS35 3TZ

GUIDE PRICE £850,000

Situated along Hacket Lane on the outskirts of Thornbury, this detached Grade II listed farmhouse offers flexible family accommodation along with large gardens and outbuildings. Built primarily in two stages, the latest being in 1828, the property currently comprises 4/5 reception rooms, kitchen, utility/boot room and cloakroom on the ground floor whilst the main part of the house has three bedrooms and a bathroom, whilst a guest suite is accessed in the older part of the home. There is a large attic and outside is a stone barn, large shed and a triple bay carport and ample parking. The gardens extend in three directions and are mainly lawned but with mature planting, kitchen garden, pond and greenhouse.

Entered via solid door with fanlight window over into:

### **ENTRANCE HALL**

Entered via wooden door with glazed fanlight and with arched window at the rear, feature arch, doors to sitting room, dining room and breakfast room, stairs to the first floor with understairs cupboard, radiator, telephone point, engineered wooden floor.

### **SITTING ROOM**

With dual aspect windows including sash window to the front with working shutters, open fireplace with woodburning stove inset, original stone mantelpiece, original timber studded walling, two radiators, two recessed georgian arches, T.V. point.

### **DINING ROOM**

With open fireplace with stone surround and hearth and wooden mantel, sash window to the front with working shutters, two original built in floor to ceiling cupboards to either side of the fireplace, radiator.

### **BREAKFAST ROOM**

With two windows to the side, open fireplace with woodburning stove inset, timber panelling to dado height, engineered timber flooring, radiator, square arch and small step down into:

### **KITCHEN**

With light limed wood wall and floor cabinets fitted to three sides with a combination of granite and timber worksurfaces, recessed belfast sink, plumbing for dishwasher, space for fridge, LPG gas cooker point with extractor canopy over, dual aspect windows with views over courtyard, radiator, access to the loft, door with step down leading to the study and garden room, door leading side courtyard area and garden beyond.

### **STUDY**

With two windows to the side with view over the drive to field beyond, stripped wooden floor, feature exposed stone wall, two radiators, door into utility/boot room, stairs leading to guest suite, exposed beams, wide square arch into:

### **GARDEN ROOM**

With floor to ceiling windows to two sides including double doors leading onto patio area, wall light points, radiator, stripped wooden flooring.

### **UTILITY/BOOT ROOM**

Stepped down from the study and with wall and floor cabinets to one side with wooden worksurfaces over and belfast sink inset, plumbing for washing machine, Worcester Heatslave 20/25 oil boiler, radiator, door to the rear, skylight window and ceramic tiled floor, door to:

### **CLOAKROOM**

With white suite comprising close coupled W.C., pedestal wash hand basin, radiator, ceramic tiled flooring, skylight window.

### **FIRST FLOOR**

#### **LANDING**

With original georgian bannister and rails, window to the rear, door leading up to attic space.

#### **MASTER BEDROOM**

Formerly two rooms and with two sash windows to the front elevation, feature cast iron fireplace with mantel, built in double wardrobe and a recessed double cupboard with curtain, radiator, T.V. point.

## **BEDROOM 2**

With sash window to the front, built in triple wardrobe, original cast iron fireplace with mantel, pedestal wash hand basin, radiator.

## **BEDROOM 3**

With window to the side overlooking part of the garden, built in double cupboard and also wall to wall high level cupboards, radiator.

## **BATHROOM**

Large bathroom with white suite comprising panelled bath with telephone style shower attachment, pedestal wash hand basin with toiletries cabinets to either side and light and mirror over, shower cubicle with glass door, close coupled W.C., heated towel rail/radiator, window to the rear, ceramic tiled floor.

## **GUEST SUITE**

Landing is approached via turned stairs from the study and with window to the rear, exposed stone wall and door leading into:

## **BEDROOM**

Window to the side, built in double storage cupboard, radiator, arch into:

## **SHOWER ROOM**

With shower cubicle with Mira Vie electric shower, vanity unit with cupboards under, wash hand basin inset, shaver light and point, heater towel rail.

## **SECOND FLOOR**

Approached through door from the main landing and with fixed ladder stairs to large storage room providing great storage.

## **OUTSIDE**

### **OUTBUILDINGS**

The property has two good sized outbuildings, one double storey stone ex hay barn with double doors and also a further door to the rear. There is ample room for workshop and storage but could also be converted (subject to relevant permissions) to home office, studio etc.

The second outbuilding is a large former chicken shed with double doors, power and light.

There are 2 smaller outbuildings - a garden store and a former outside toilet and at the rear of the double storey outbuilding is a 3 bay car port.

### **GARDENS**

One of the main features of this property is the extensive and well maintained garden. To the front is a formal garden with a central path leading from the personal gate, up a paved pathway to the portico and front door. This garden is bordered to all three sides by low stone walling with a gated access leading into the side garden and courtyard and opening on the other side onto the driveway. The driveway is accessed through double gates and runs along the side of the property before opening out into two parking areas, one right by the rear of the house with space for one or two vehicles, the second by the car port and providing parking for a large number of vehicles. The rest of the gardens run to the side and rear side of the property. By the house is a large raised terraced area which benefits from south and west orientation and this then steps down to a large lawned area fully enclosed by stone walling and fencing obscured by mature hedging. This makes it ideal for dogs and children. There are also borders and beds stocked with a wide variety of plants and shrubs. Gated access leads from the terrace to the rear courtyard with the garden store and then the parking area, whilst a second gated access at the bottom of this enclosed area leads into the rest of the garden. The garden then extends behind this area and down beyond to provide a large lawn interspersed with a kitchen garden, pond, fruit trees, a feature circular stone bed and also a greenhouse.

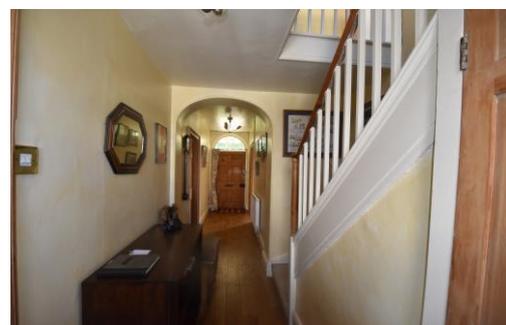
### **DIRECTIONS**

From our office, turn left at the Pump and then right at the mini roundabout. Turn left into Gillingstool and follow the road to the large roundabout where you take a left turn. Take the first turning on the right into The hacket and the property is on the left hand side.

## **GENERAL**

The vendor is currently consulting with his solicitor regarding the possibility of an uplift clause on a portion of the land being included in a sales contract.





## **PLEASE NOTE**

Bonds of Thornbury have not tested any apparatus, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Before making a viewing on any of our properties please let us know if there are any material issues that would affect your decision to purchase any property.

All photographs are for information purposes only and contents are not included as part of the sale.



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