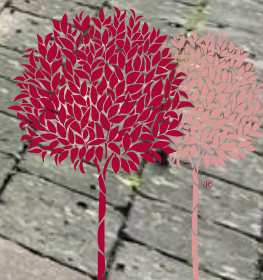




Charlton Fields Farm
Charlton Road, Keynsham, BS31 2TW

debbie fortune



Charlton Fields Farm

Charlton Road

Keynsham

Bristol

BS31 2TW

A substantial detached property enjoying a rural location equidistant of Bath and Bristol, and comprising: the main house, detached single storey outbuildings used as an office, steel and timber barn and large farm barn. Standing in gardens, yard and paddock of approximately 4 acres.

- Large detached family home
- Gardens and paddock
- Detached outbuildings
- Detached offices with commercial use
- Gated entrance with plenty of parking
- Large barn with potential for conversion
(subject to planning)

Price Guide £1,375,000

DESCRIPTION

A substantial detached property enjoying a rural location equidistant of Bath and Bristol, and comprising: the main house, detached single storey outbuildings used as an office, steel and timber barn and large farm barn. Standing in gardens, yard, and paddock of approximately 4 acres. The exterior and outbuildings offer huge versatility for several uses.

The property is approached through electronic gates to the front of the house with a drive continuing to the gated yard and outbuilding area. There are gardens to the front and rear with an aspect from the house.

Charlton Fields Farm is well presented and fully refurbished by the present owner in recent years. The accommodation is laid over two floors with oil fired central heating and double-glazed windows and doors. There is a mix of underfloor and radiator heating.

An open front porch leads into the hall with oak doors leading to the ground floor rooms and staircase to the first floor, where there are four double bedrooms, en-suite to principal bedroom and family bathroom. On the ground floor there is a large reception hall, sitting room with wood burner, dining room, substantial year-round conservatory, games room and modern well fitted kitchen and breakfast/ living area, utility and cloakroom/shower and store rooms.

There is a garden to the front planted with native trees with the rear south facing garden extending away from the house, with extensive sweeping lawn, mature boundaries, south facing terrace with ornamental pool and summerhouse. The rear garden wraps around the yard area, screening it from the house and joining the top of the paddock.

The paddock is level and with good pasture, natural hedgerow boundaries and five bar gate onto the drive.

The yard and outbuildings are extensive and comprise; a large concrete yard area, a single storey block built building which could have multiple uses: stables, gym, offices, Air B&B (subject to any necessary planning permission) at present there are two offices, each with kitchenettes and shower facilities. In addition, there is a steel farm barn in the yard measuring approximately 50ft x 20ft.

The gardens, paddock and yard in all amount to approximately 4 acres.

DIRECTIONS

Turn left out of the Chew Magna office traveling down Stanton Road until you reach Pensford Hill, turn left onto the A37 down Bristol Road. Continue traveling down the A37 and take the first Right after Norton Lane onto Queen Charlton Lane. When on Queen Charlton Lane take an immediate right down Woollard Lane. Travel down Woollard lane and take a left onto Charlton Road. The property will be the first property you arrive at on the right-hand side. It is gated!

SITUATION

Local amenities are available including the well-regarded Wellsway School, Keynsham Train Station with services to Bristol and Bath and a High Street offering a variety of shops, leisure centre, public houses and restaurants.

Our vendor says ... The location is fabulous being midway between Bristol and Bath. The south facing back garden offers wall to wall sunshine, and the front facing views over Bristol are spectacular at night. The spacious grounds and accommodation have provided our 5 Grandsons with many 'fun days'.

The converted offices have brought in a regular income and the other outbuildings- of a store and barn also lend themselves to conversion.

We have noticed ... This property is full of possibilities. There are outbuildings and a fantastic office space which could be adapted to suit anyone's needs.



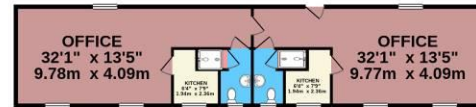
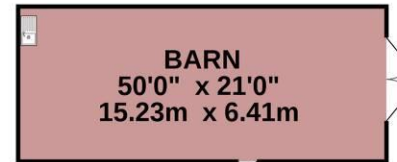
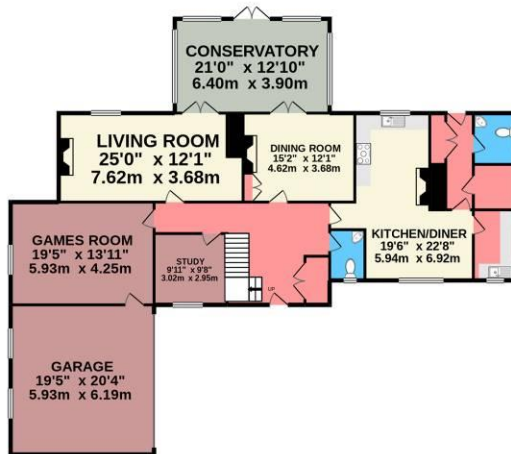


Floor Plan

1ST FLOOR
897 sq.ft. (83.3 sq.m.) approx.



GROUND FLOOR
4703 sq.ft. (436.9 sq.m.) approx.



TOTAL FLOOR AREA : 5600 sq.ft. (520.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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