

# Old Westmoreland Farmhouse BS10





Filled with character throughout is this four bedroom 2318 Sq ft Grade II Listed family home with off-street parking, garaging and colourful walled gardens. The property is situated within Henbury Conservation Area comprising of buildings grouped around the twelfth century church and a short distance from the open space of Blaise Castle Estate with 650 acres of parkland, children's play area and cafe.

Originally built circa. 1580 (according to a local publication – 'Lost Farms of Henbury'), the property retains period features throughout and has been sympathetically updated by the current owners. Accessed via the front private entrance or the rear courtyard through a recently completed stone porch, doors open into a dining room with dual-aspect, an open fireplace with log-burner and stable door to the rear courtyard. From here an opening leads to the recently updated kitchen with handbuilt solid oak base units with granite surfaces, central island, Aga, Miele oven, induction hob and dishwasher, Belfast Franke sink with deVol lonion tap and rinser and pantry cupboard. There is also space for a free-standing fridge freezer.

On the opposing side of the dining room, a door opens into the sitting room with further fireplace, dual-aspect, handbuilt cast-iron radiators and under-stair storage cupboard. Beyond is a hall leading to a further reception room, currently used as a media room however this could become a further guest bedroom. There is a bathroom with shower over bath, wash hand basin and utility cupboard housing the washing facilities. Next door is a WC and basin. Finishing this area is a useful airing cupboard.

*Henbury Village 0.2 miles,  
Henleaze High St 2 miles,  
Durdham Downs 2 miles, Temple  
Meads 5.4 miles, The Mall at  
Cribbs Causeway 2.8 miles (all  
distances are approximate).*

Services: All main services connected, gas fire central heating, mains water and drainage.

Tenure: Freehold

Local Authority: Bristol City Council  
Telephone: 0117 922 2000.





## A Grade II Listed four bedroom family home with gardens, garaging and off-street parking.



Stairs rise to the first floor where you will find the guest bedroom with cast-iron radiator, in-built storage with shelving and en suite shower room with WC, basin and Velux window above.

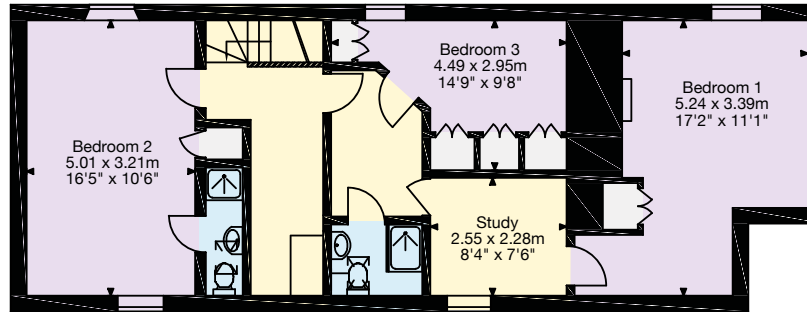
Across the first floor landing is an opening to the office which in turn provides access to the principal bedroom with in-built storage housing the airing cupboard. A picture window overlooks the garden. Next door is the final guest bedroom with in-built storage.

Finishing the first floor accommodation is a tiled shower room with WC, wash hand basin and large storage cupboard.

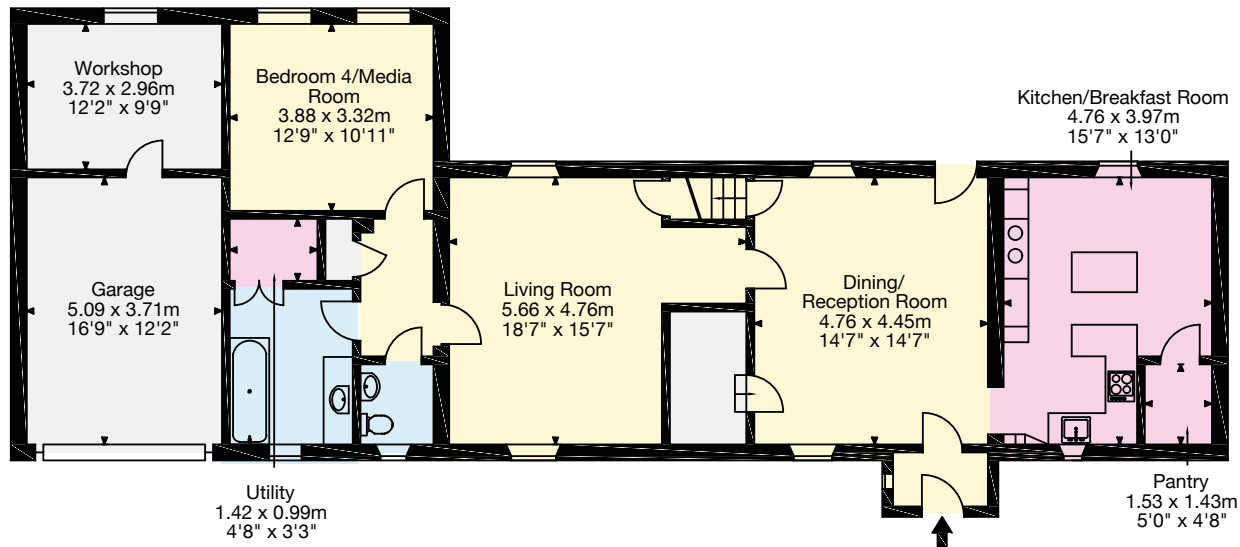
### Outside

The garden at the front of the house is south-facing and completely level. Boundary walls, planted trees and shrubs provide privacy. There are a number of plants throughout and two apple trees. The garden is predominantly laid to lawn with a seating area. There is also gated side access. At the rear is a paved courtyard with an array of plants and bin storage area.

Approximate Gross Internal Floor Area  
215 sq m/2,318 sq ft



First Floor



Ground Floor

## Parking

There is off-street parking for two cars and a wide single garage with workshop at the rear.

## Fixtures and fittings

Only those mentioned in these sales particulars including carpets are included in the sale. All other items are specifically excluded but may be made available by separate negotiation

## Viewing

Strictly by appointment with agents Knight Frank  
Tel: 0117 317 1999.

## Directions - BS10 7AG

From Falcondale Road, turn left onto Henbury Road and continue straight ahead until you reach Crow Lane on the right hand side. Turn into Crow Lane and the property is on the left hand side.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.

Knight Frank  
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Regent House,  
27a Regent Street  
Clifton, Bristol BS8 4HR  
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**I would be delighted to tell you more.**

**Troy Budd**  
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**Connecting people & property, perfectly.**

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