

Hazel Farm, Upper Littleton, Chew Magna, Bristol

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A most attractive Grade II listed Somerset long house with land and an extensive range of outbuildings including stables situated in a lovely country setting.

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## Summary of accommodation

**Ground floor** Entrance Hall | Sitting Room | Dining Room | Family Room | Garden Room  
Butlers Pantry | Study | Kitchen | Utility Room

**First floor** 5 Bedrooms | Bathroom | 2 Showers | Boot Room

**Outside** Range of traditional and modern outbuildings incorporating stables and storage  
Gardens | Small lake and stream | Pasture.

In all about 3.95 acres, with an additional 3.64 acres available to be purchased by separate negotiation.

## Distances

Bristol 8 miles, Wells 15 miles, Bristol Airport 3 miles, Chew Valley Lake 4 miles  
Bristol Temple Meads Rail Station to London (Paddington) 8 miles, M5(J19) 10 miles  
(All distances are approximate)









## The Property

Hazel Farm is situated along a country lane surrounded by the Chew Valley countryside, between Winford and Chew Magna, only about 4 miles from Chew Valley Lake. Although the property dates back to the 1500/1600's it is believed that a house has been on the site since the 11th century. The present owner purchased the property in 1999 when in need of considerable modernisation. It has since been carefully and sympathetically renovated, restoring all period features appropriate to its period. There are flagstone floors, window shutters, stone mullion windows and window seats, beamed ceilings, and stone and period fireplaces. The interior has a warm and friendly atmosphere and all rooms have a lovely outlook over the surrounding countryside.

The sitting room and dining room are striking rooms each with a large stone inglenook fireplace. The dining room fireplace has the original salt oven. The farmhouse kitchen/breakfast room is fitted with an Aga and there is a walk in larder. Between the sitting room and dining room is a butler's pantry. The family room/office has a secondary staircase and provides scope, together with one or two of the bedrooms above, of creating a self-contained annexe. The garden room, off the kitchen/breakfast room has reclaimed oak floor boards, double glazed windows along the main elevation and opens to a pretty garden looking across the lane to a small orchard, owned by the property. The garden room links to a second entrance, utility room and shower room.

On the first floor the 19' principal bedroom, with period fireplace has three aspects looking over its grounds. There are four further bedrooms, family bathroom and a shower room.

## Outbuildings

Hazel Farm is approached over a large gravel yard around which are grouped an excellent range of outbuildings, incorporating stables, most of which are stone built.

Across the yard is a detached outbuilding comprising six indoor stables and turn out pen, an adjoining barn, feed store and tack room.

Opposite, is a detached stable block comprising four stables.

Adjoining the farmhouse, is a long stone and tile barn with first floor storage, two adjoining pony stables, and lean-to stone building/gym. A further two storey stone and tile barn is attached to the house as is a stone and tile boiler/boot room.













## Gardens and Land

From the courtyard a farm gate gives access to the attractive gardens. There is a gravel, part walled, sitting area, ideal for entertaining immediately outside the house, and a large level expanse of lawn which adjoins the paddock known as 'Buttercup Field' and a small paddock. A further farm gate opens to the informally planned main garden, designed as an English country garden, with a wide woodchip pathway and post and rail fencing, separating the two paddocks from the garden.

The garden has deep shaped borders planted with many flowering shrubs, a large lawn interspersed with a variety of established trees and sculptured hedgerows. Beyond, is the kitchen garden with four shaped beds and a watercress pond, believed to be Mediaeval. The woodchip pathway continues down to a natural garden with small lake and central island with a Weeping Willow. This area also gives access to the 'Buttercup Field'.

On the opposite side of the single track lane, immediately in front of the garden room, is a small orchard.

In all about 3.95 acres, with an additional 3.64 acres available to be purchased by separate negotiation.

## Planning

Plans have been prepared and approved at pre-application stage for conversion of some of the outbuildings into three offices and three holiday letting units. Plans are available for inspection.

## Directions (BS40 8HG)

On entering Littleton Lane from the Winford direction, follow the lane down until a left hand bend, and turn right. Hazel Farm is seen along on the left hand side.





## Property information

**Services:** Oil

**Local Authority:** North Somerset Council

**Council Tax Band:** G

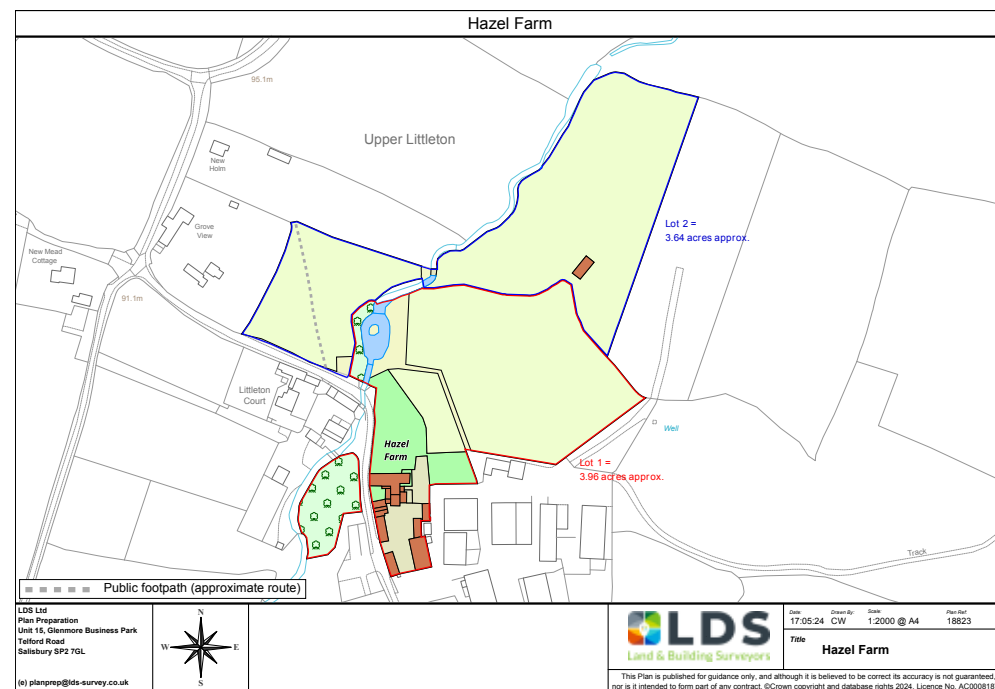
**Tenure:** Freehold

**EPC:** F

**Guide Price:** £1,495,000

## Viewings

By appointment through sole selling agent Knight Frank.



**Approximate Gross Internal Floor Area**

**Main House = 405 sq m / 4,359 sq ft**

**Stables and Outbuildings = 503 sq m / 5,410 sq ft**

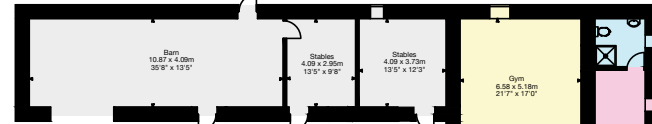
**Total Area = 908 sq m / 9,769 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact.

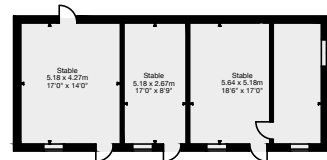
Attention is drawn to the important notice on the last page of the text of the Particulars.



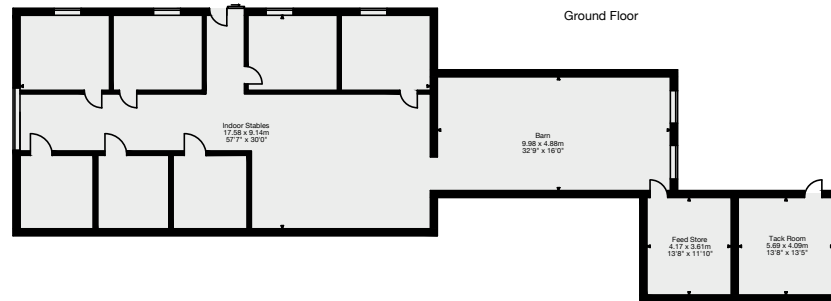
Outbuilding First Floor



Outbuilding Ground Floor

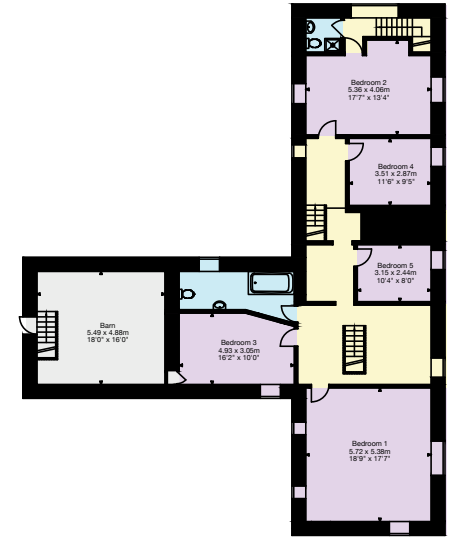


Stables



Ground Floor

Stable Block



First Floor

**Knight Frank Bristol**

**1 The Mall**

**Clifton**

**BS8 4HR**

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**I would be delighted to tell you more**

**Robin Engley**

**0117 317 1996**

**[robin.engley@knightfrank.com](mailto:robin.engley@knightfrank.com)**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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