

Hill View Farm, Hill Berkeley, South Gloucestershire

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A very well-presented Grade II detached former farmhouse with paddock situated in a quiet no through country lane surrounded by unspoilt countryside.

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## Summary of accommodation

**Ground floor** Entrance hall | Sitting room | Family room | Dining room | Breakfast kitchen  
Hobbies room | Utility room | Cloakroom

**First floor** Principal bedroom with en suite shower room | 3 further bedrooms  
Family bathroom

**Outside** Sweeping drive approach | Generous parking | Lovely gardens | Kitchen garden  
Home office/gym | Garden store | Log store | Small mixed orchard | Purpose built barn  
Adjoining paddock | Timber stable and tack room block | Small Dutch barn

In all about 1.75 acres

## Distances

Thornbury 4 miles, Berkeley 3.3 miles, Bristol City Centre 20 miles, Bristol Parkway Rail Station 14.2 miles, Cribbs Causeway Shopping Centre 13 miles, Bristol Airport 32 miles.

(All distances are approximate)

## Situation

Hill View Farm is situated towards the end of an attractive no through lane, adjoining farmland, surrounded by unspoilt and undulating countryside with easy access to bridleways and country walks. The village lies between the market towns of Thornbury and Berkeley.











## Hill View Farm

Hill View Farm is believed to date from 1860 and is Grade II listed. The present owner purchased the property in 2010 and have since redecorated the interior including laying Boniti wood floors, upgraded the kitchen, family bathroom, and en suite shower room. There are many appropriate features to the period retained including flagstone floors, archways, dado rails, window shutters, and the original dresser and bread oven in the family room.

The rooms are well proportioned and light, and the atmosphere is warm and friendly. The interior is very well presented and there are lovely views over its garden countryside, especially from the first floor. The sitting and dining room each have a log burning stove and the family room is fitted with period style range and original bread oven. The breakfast kitchen is well fitted with units, a large central island with breakfast bar, and integral appliances include an LPG range cooker, dishwasher, microwave, large cabinet fridge/freezer and sink with boiling water tap.

On the first floor, the four double bedrooms have wonderful views. The en suite shower room in the principal bedroom and family bathroom are well fitted in a contemporary style.



## Outside

Hill View Farm is approached over a sweeping drive leading to a parking area beside the house providing parking for a number of cars. The front and rear gardens are a delight and follow an English country garden theme. At the front, a central pathway with lawn on either side leads to the front door. There are inset circular beds, well stocked borders and box hedgerow. Further level lawn to the south has attractively planted borders with a variety of plants and shrubs, and a large paved area with pergola, ideal for entertaining, has wonderful views. A wrought iron archway clad with a mature climbing rose and clematis leads into a small mixed orchard with pear, plum, apple and cider pear tree.

There is a part walled kitchen garden screened by dense hedgerow and a further shaped rose bed. A brick-built home office/gym converted from an old farm building has a Belfast sink unit, terracotta tiled floor, stable door, and is accessed either from the garden or from a paved area at the rear of the house. Beside is a timber garden store, and a wood store is located in the parking area.

## The Paddock

The paddock is approached from the entrance drive through a five-bar farm gate and gives access across the paddock to a detached timber stable and tack room block. Adjacent, is a substantial purpose-built timber barn with two pairs of solid steel doors, and an open side Dutch barn. The paddock amounts to approximately one acre.

## Directions (GL13 9EE)

Following the SatNav from the Thornbury direction into Hill, continue for one mile then turn right onto a no through single track lane marked by a post box. The entrance to Hill View Farm is seen towards the end on the right hand side.

## Property information

**Services:** Main water and electricity connected. Oil fire central heating. Private drainage. Range cooker hob supplied by LPG. Broadband provider: BT

**Local Authority:** South Gloucestershire Council: Tel: 01454 868 004

**Council Tax Band:** F

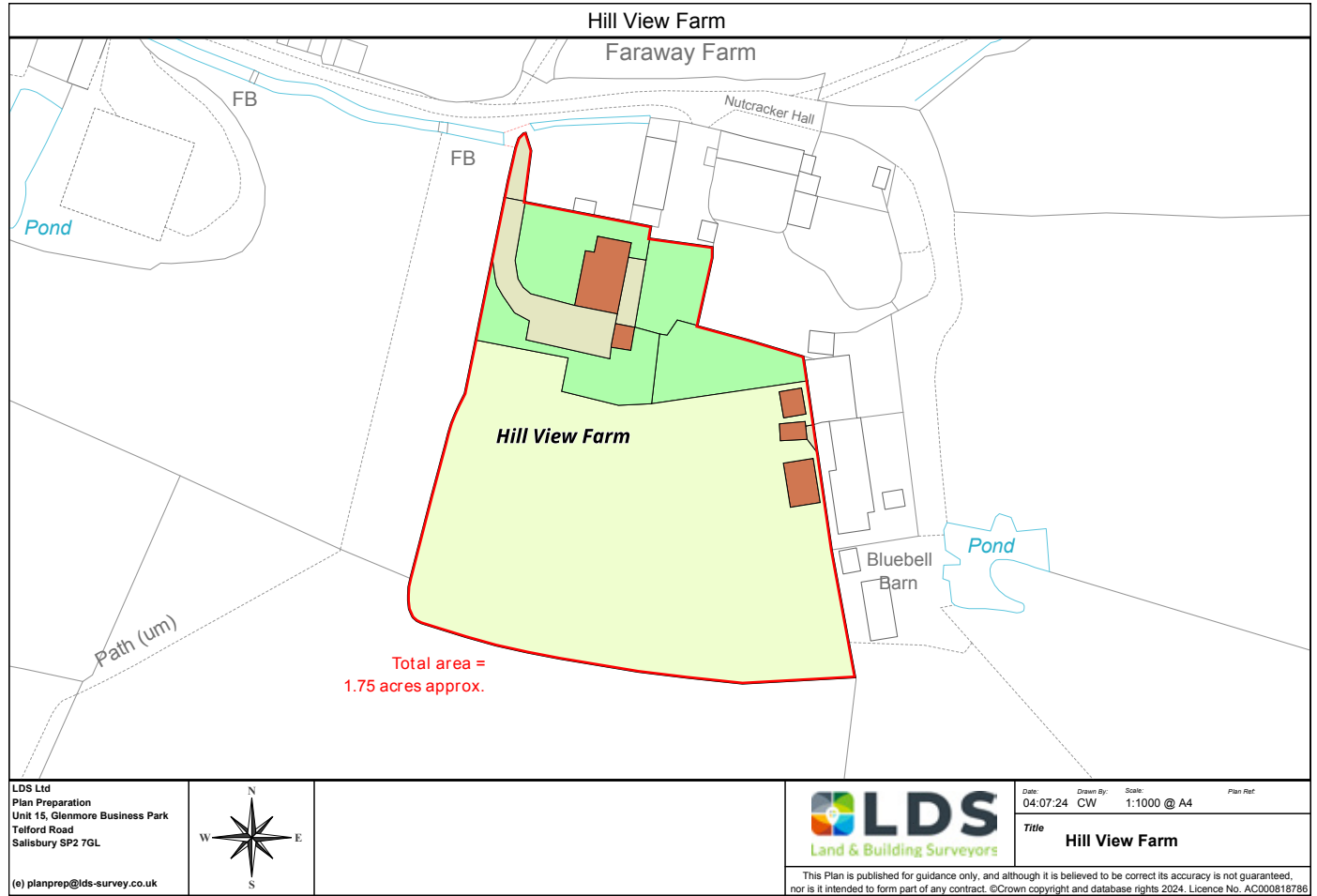
**Tenure:** Freehold

**EPC:** E

**Guide Price:** £1,200,000







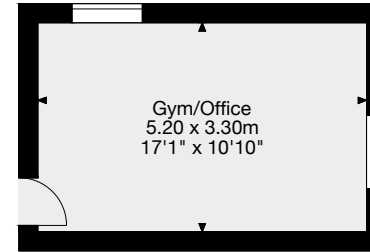
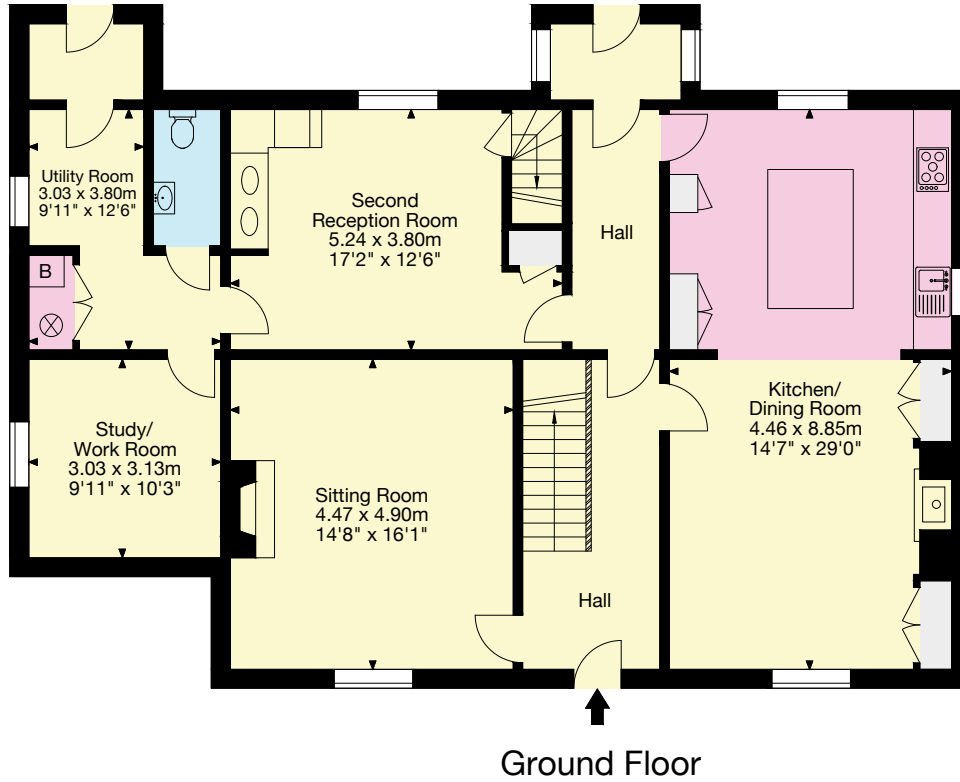
**Approximate Gross Internal Floor Area**

Main House = 235 sq m / 2,528 sq ft

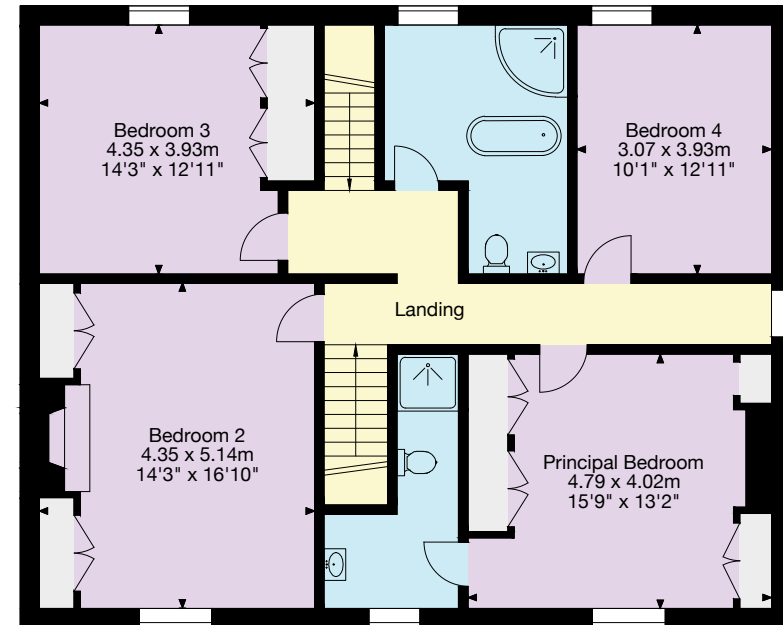
Outbuilding = 17 sq m / 186 sq ft

Total Area = 252 sq m / 2,714 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**

**Knight Frank Bristol**

1 The Mall

Clifton

BS8 4HR

[knightfrank.co.uk](http://knightfrank.co.uk)

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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