

Church Farm, Burrington, North Somerset



A delightful former farmhouse with a contemporary interior, ancillary accommodation, lawn tennis court, gardens, paddock and orchard, situated in a classic village setting on the village square.

Summary of accommodation

Main House

Ground floor Reception hall | Sitting room | Family room | Study | Kitchen/breakfast room
Dining conservatory | Kitchen with studio/office above | Boot room/rear hall | Utility room |
Cloakroom

First floor Bedroom with en suite bath/shower room and dressing area | 3 further
bedrooms | Family bath/shower room

The Barn

Ground floor Entrance hall | Sitting/dining room | Kitchen | Bedroom 1 with en suite
wet room

First floor Gallery/study | Bedroom 2 with en suite bathroom

Outside Gardens and terraces | Lawn tennis court | Paddock Orchard | Garden stores

In all about 3.78 acres

Distances

Bristol 14 miles | Wells 10 miles | M5 (J21) 8 miles | Backwell Rail Station to London
(Paddington) 9.5 miles | Bristol Airport 6 miles | Cribbs Causeway Regional Shopping
Centre 21 miles (Distances are approximate).









The Property

Church Farm is situated in a most attractive and classic setting, close to the church, on the village square. The delightful gardens at the rear face south and west, with a view of the church, and its land faces west. There are lovely open views to the slopes of the Mendip Hills. The pretty and converted barn lies adjacent and is currently let as a holiday let.

The property is a former farmhouse believed to date from the 15th century. It is not listed. The present owner purchased the property in 2013 and have since imaginatively rearranged and renovated the accommodation transforming it into a contemporary interior, sensitively retaining all the period features including beamed ceilings, a bread oven, stone archways and stone detailing.

In 2013 the bespoke kitchen/ breakfast room was extended to provide a superb conservatory style dining room with bi-fold doors opening to a paved area and garden with overhang on oak supports, ideal for entertaining. The atmospheric sitting room, family room and study all have a lovely overlook either over the village square or the garden. The integral garage is converted into a self-contained kitchen on the ground floor (contents negotiable) and a studio/home office on the first floor is accessed by a spiral staircase.

On the first floor the bedrooms are arranged off a central gallery landing. The principal bedroom has a wide archway leading to the dressing area, overlooking the garden with lovely open views beyond. There are three further bedrooms, one with en suite bath/ shower room and dressing area and a family bath/shower room







The Barn



The Barn



The Barn





The Barn

The self contained barn lies adjacent to the house and is most attractively converted. The sitting room is full height with a stone fireplace and chimney breast. A mezzine landing over the sitting room is used as a study. There is a fitted kitchen, bedroom with en suite wet room on the ground floor and on the first floor, approached over a staircase rising from the sitting room, is a further bedroom and interconnecting bathroom. Immediately outside The Barn, facing west, is a paved area and garden.

Outside

Church Farm is approached over a gravel drive, off the lane, giving access to parking beside The Barn and the boot room/rear hall of the house. The gardens lie behind the house and have a superb open outlook, facing south and west, across farmland to the slopes of the Mendip Hills. The gardens are a delight. There are flagstone paved and decked areas, natural stone walls and archways, an expanse of lawn, deep shaped herbaceous borders, established shrubs, pergolas, sitting areas, and mature trees include a Magnolia, Walnut, and Horse Chestnut. A wisteria adorns part of the rear elevation. The southern boundary is bordered by an established Beech hedge.

Adjoining the garden to the west, is an excellent and productive kitchen and soft fruit garden with irrigation system, which the current owner has cultivated in recent years. Beyond to the west and north is a lawn tennis court and small paddock. Adjoining is a heritage mixed orchard, which also has access from Frys lane.

Around the garden, are stone and tile outbuildings, garden stores, and a polytunnel.

In all the property extends to about 3.78 acres

Directions (Postcode BS40 7AD)

When in Frys Lane, which leads to the square, Church Farm is the second property seen on the right hand side.

Property information

Services: Main water and electricity connected to the property. Private drainage. Pellet boiler supplying the central heating. Part under floor heating on the ground floor. Broad band provided by Truespeed. Three phase electricity. Solar Panels also supplies the electricity.

Local Authority: North Somerset Council : 01934 888 888

Viewing: Strictly by appointment only with agents Knight Frank.





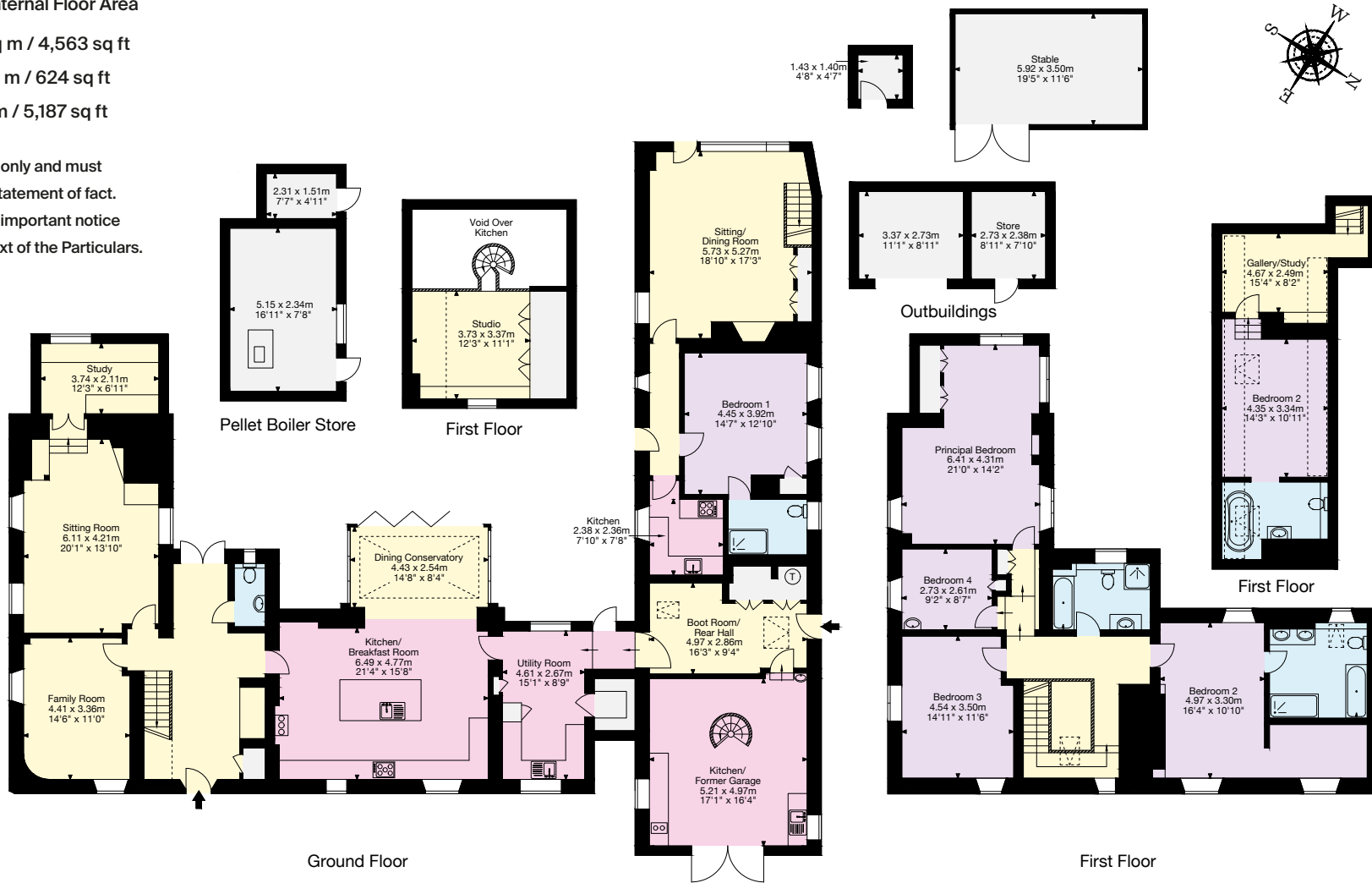
Approximate Gross Internal Floor Area

Main House = 424 sq m / 4,563 sq ft

Outbuildings = 58 sq m / 624 sq ft

Total Area = 482 sq m / 5,187 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.



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I would be delighted to tell you more

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Particulars dated June 2023. Photographs and videos dated May 2023.

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