



Old Field House, Chelvey Road, North Somerset



A detached former farmhouse situated along a country lane with a lovely south facing view over open farmland to Brockley Combe.

Summary of Accommodation

Ground floor Entrance porch | Entrance hall | Sitting room | Family room | Snug | Dining room | Kitchen | Cloakroom/utility/boot room/second kitchen | Garden room | Conservatory

First floor Principal bedroom with en-suite shower room | 4 Further bedrooms | Shower room | Family bath/shower room

Outside Sweeping drive approach | Part walled mature gardens | Kitchen garden | Summer house | Detached stone and tile double garage and single garage block | Attached double garage | Attached stone and tile garden store | Workshop/boiler room

Distances

Bristol 9 miles Nailsea & Backwell Rail Station 1.6 miles Bristol Airport 4.4 miles
Backwell 0.75 miles M5 (J19) Gordano Services 8 miles Cribbs Regional Shopping Centre 14 miles (All distances are approximate)



The Property

Old Field House has been in the same family since 1958 when it was a working farm and acquired by the present owner in 1997 when it became a family house. Since, the property has been carefully modernised and extended, and well maintained over the years.

In recent years the shower room and the kitchen have been replaced. The kitchen, with wood units, include an integrated hob, double oven, dishwasher, washing machine, and a cabinet fridge/freezer. There is a lovely outlook to Brockley Combe to the south. To the north, looking over the adjoining farmland, the view extends to distant wooded hills, particularly from the first floor.

With two staircases, the accommodation is very adaptable. The interior is currently presented with a two bedroom, two storey west wing. With the re-opening of a door on the landing, access is given to the first floor as a whole, accessible from both staircases.

On the ground floor, the three main reception rooms each have a stone fireplace, two fitted with log burning stoves and one with a calor gas stove, all face south to Brockley Combe. The kitchen looks over the rear drive, and conservatory looks over the garden.

Outside

Old Field House is approached through a five-bar gate which gives access to a large parking area, and two attached single garages. The drive continues to an inner gated parking area in front of a detached stone and tile former outbuilding converted into a double garage with electric roller door and attached single garage.

The gardens are very private and well established, with open views to the south and north. Stone walls and dense hedgerow provide the boundaries. The gardens are planned as “rooms”, separated by pathways. There is lawn, a variety of many mature shrubs and flowering plants, climbing shrubs including roses, and a kitchen garden. There is a summer house with a paved area, and separate timber decking surrounded by many plants, with both areas ideal for entertaining. Fruit trees include apple, and a Wisteria adorns part of the rear elevation.



Location

Chelvey is a quiet and pretty hamlet comprising mainly period properties located about 8 miles south west of Bristol and about 0.75 mile west of Backwell. It has a 12th century Grade I listed church. There are open south facing views to the woods of Brockley Combe and to the north, to wooded hills. Backwell has an excellent range of shopping facilities and the Ofsted rated as ‘Outstanding’ Backwell Academy. Private schooling is available in Bristol, Sidcot and the Downs Preparatory School at Wraxall. Brockley Stores Farm Shop is about 1.5 miles.

Directions (BS48 4AD)

Having turned off the A370 from the Bristol direction onto Chelvey Road, Old Field House is seen after about 0.5 mile on the right hand side.

Property Information

Services: Main water, electricity and drainage. Oil fire central heating. Double glazed windows. Broadband currently provided by BT. EV charger

Local Authority: North Somerset Council Tel: 01934 888 888

Tenure: Freehold

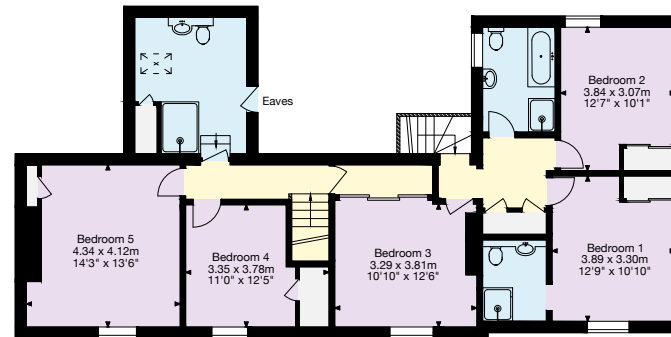
Council Tax Band: G

Guide Price: £1,100,000

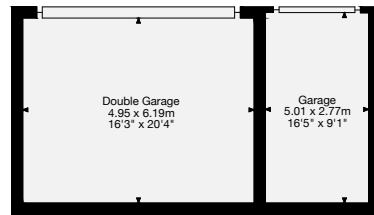
Viewings: By appointment through sole selling agent Knight Frank

Approximate Gross Internal Floor Area
 Main House = 286 sq m / 3,078 sq ft
 Garage = 70 sq m / 753 sq ft
 External Stores = 22 sq m / 236 sq ft
 Total Area = 378 sq m / 4,067 sq ft

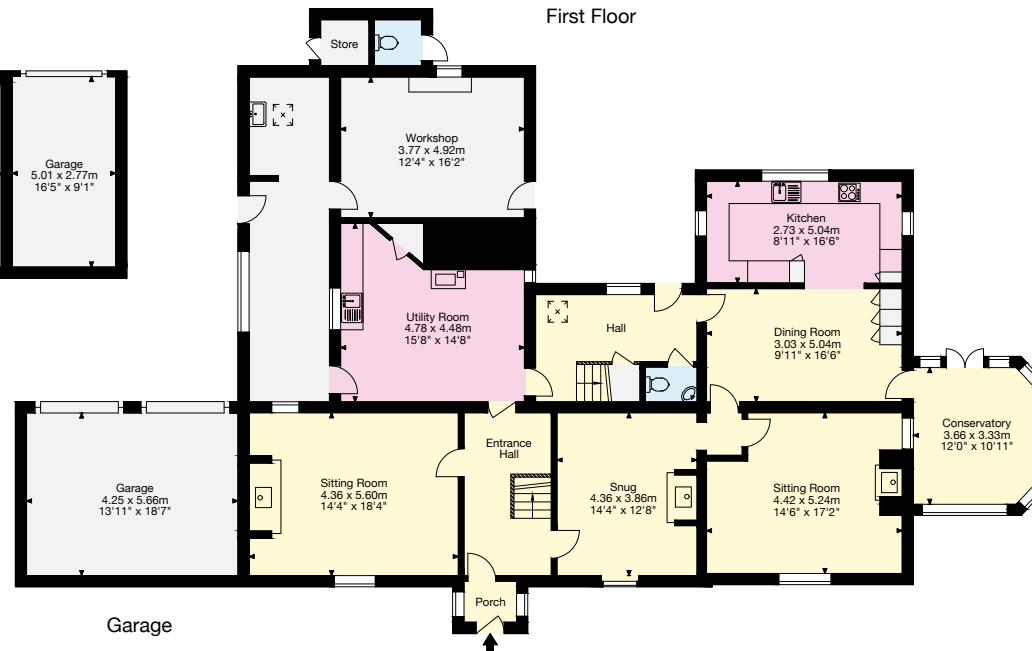
This plan is for guidance only and
 must not be relied upon as a statement
 of fact. Attention is drawn to the important notice
 on the last page of the text of the Particulars.



First Floor



Garage



Ground Floor

Garage

Knight Frank Bristol
 1 The Mall
 Clifton
 BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
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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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 Particulars dated September 2024. Photographs and videos dated August 2024.

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