

# Tithe Barn

Church Road, Bitton





## An impressive 18th century Tithe Barn, beautifully presented, in an idyllic and peaceful arboretum setting with river frontage in 27.6 acres of pasture.

Bristol 8 miles, Bath 6.5 miles, Keynsham 3 miles, M4(J18) 8 miles, Bristol Airport 13.7 miles  
 Keynsham Rail Station 2.6 miles, Cribbs Causeway Regional Shopping Centre 15.2 miles  
 (Distances are approximate)



### Summary of accommodation

#### Main House

**Ground floor:** Reception hall with gallery landing | Sitting room | Dining room | Study | Breakfast kitchen/family room | Cloakroom

**First floor:** Principal bedroom with en suite bath/shower room | 2 bedrooms with en suite shower room

Bedroom with en suite bath/shower room | Further bedroom | Family bathroom | Laundry/utility room

#### Outside

Gated entrance | Nearly 4 acre plot/arboretum including many specimen trees | Tractor shed | Stable | Double garage | Sauna

Summer house | Outside bar | Large greenhouse | Outside WC | Kennel | Garden store | River frontage | 27.6 of pasture

## Situation

Times and distances are approximate.

Tithe Barn is situated in a particularly attractive and peaceful setting just past the Norman church of St Mary's, considered to be one of the prettiest churches in England. Tithe Barn's park-like grounds are stunning and very private with river frontage, providing a haven for wild life. The land, on the other side of the river bank, has wonderful unspoilt open views of the surrounding countryside.



Bitton is a thriving village with a strong community. There is a church, church hall, primary school, farm shop, village store, pub, garden centre and local shops as well as plenty of dog walking. There are a variety of clubs including gardening, film, sports and residents association.



## Tithe Barn

Tithe Barn dates from 1793. The elevations are of mellow stone with stone mullion windows, and a mature wisteria adorns the rear elevation. The present owner purchased the property in about ten years ago and in 2018 the kitchen was altered incorporating another room to create a superb purpose designed hand built breakfast kitchen/family room with integrated appliances and walk-in larder. The south facing bi-fold doors open to the garden. The property as a whole is very well maintained. The roof was completely renewed with new tile, all guttering as well as new insulation and many of the roof timbers' were also renewed.

The accommodation is extremely well presented and attractively decorated with the ground and first floor rooms arranged around the full height reception hall, and gallery landing. All rooms have lovely views over its gardens and grounds. The sitting room has a Bath stone fireplace fitted with a coal effect fire, and a French door opens to the garden. The atmospheric dining room is fully panelled in high quality wood to ceiling height.

On the first floor, the excellent principal bedroom suite has lovely views over its park-like setting. There are two bedrooms each with an en suite shower room, a bedroom with en suite bath/shower room, a further bedroom, family bathroom, and laundry/utility room. There is an attic space that runs the length of the property.











## Outside

Tithe Barn is approached through timber electrically operated gates, stone walls and tall well established trees. The gates open to an entrance drive providing parking in front of an integral garage with workshop. There is an outside w.c.

## Garden and Grounds

The garden and grounds are a delight. There are many well established specimen trees interspersing the large level lawns, creating a park-like and very peaceful open setting. Specimen trees include Wedding Cake, Ginko, and a Handkerchief. Other varieties include Weeping Willow, Beech, Acers, and fruit trees include apple and cherry. Ornamental trees include Magnolia. The grounds lead down to the River Boyd, and along the river bank, are areas of copse. The entire garden is ring fenced to provide security for dogs.

A very well established wisteria clads the rear elevation and immediately outside there are stone and flagstone terraces facing south and west, ideal for entertaining. A pathway under a long pergola covered with mature honeysuckle and wisteria, leads to a door in a walled arch through which is the summer house, and converted stone outbuilding with dovecote known as Woody's Bar, all looking over the grounds. Around the garden are many colourful shrubs and plants. From the bottom of the garden and its river bank are glimpses through the trees, over the river, to its land.

Outbuildings include a garden tractor store, outside kennel, bar, summerhouse and timber and glass green house with adjoining store.

Tithe Barn benefits from regular visits from deer as well as owls, woodpecker, nesting kingfisher, birds of prey, and other animals.



# FLOORPLAN

Approximate Gross Internal Floor Area

Main House: 348 sq m / 3,745 sq ft

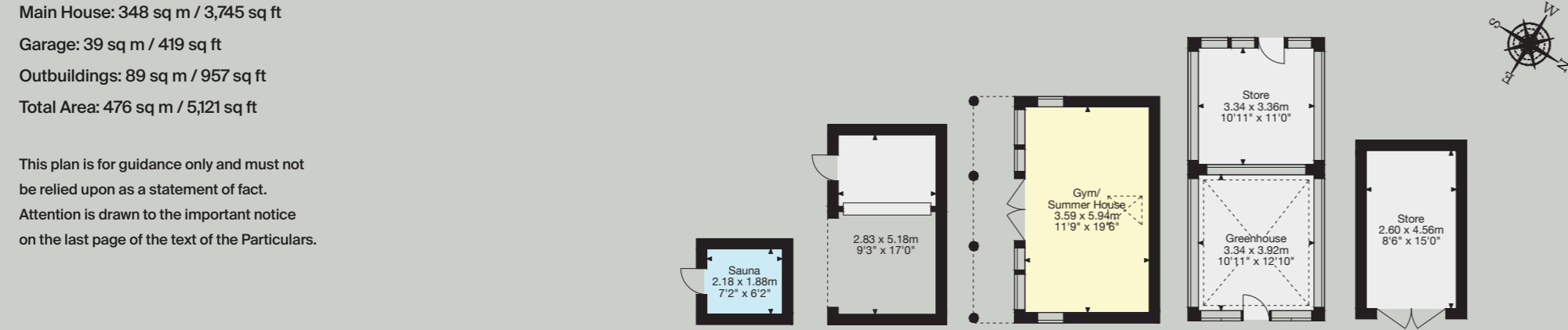
Garage: 39 sq m / 419 sq ft

Outbuildings: 89 sq m / 957 sq ft

Total Area: 476 sq m / 5,121 sq ft

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

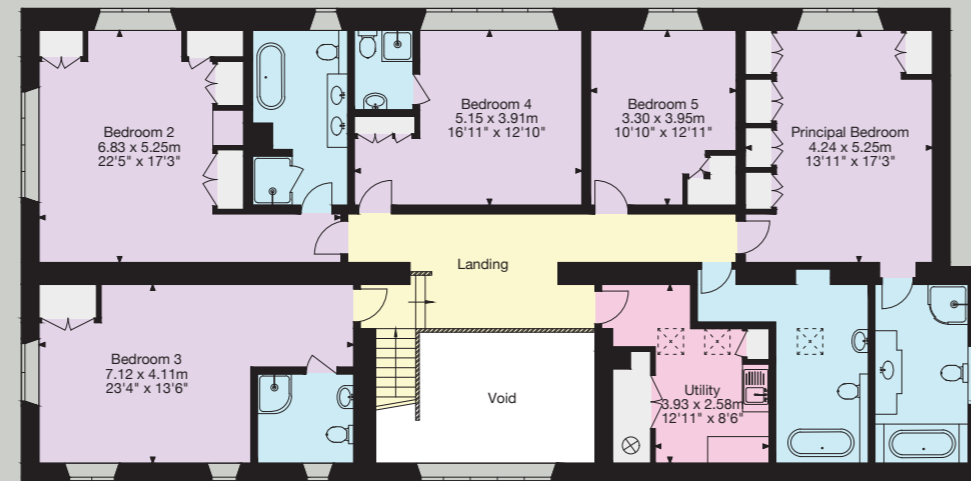
Attention is drawn to the important notice on the last page of the text of the Particulars.



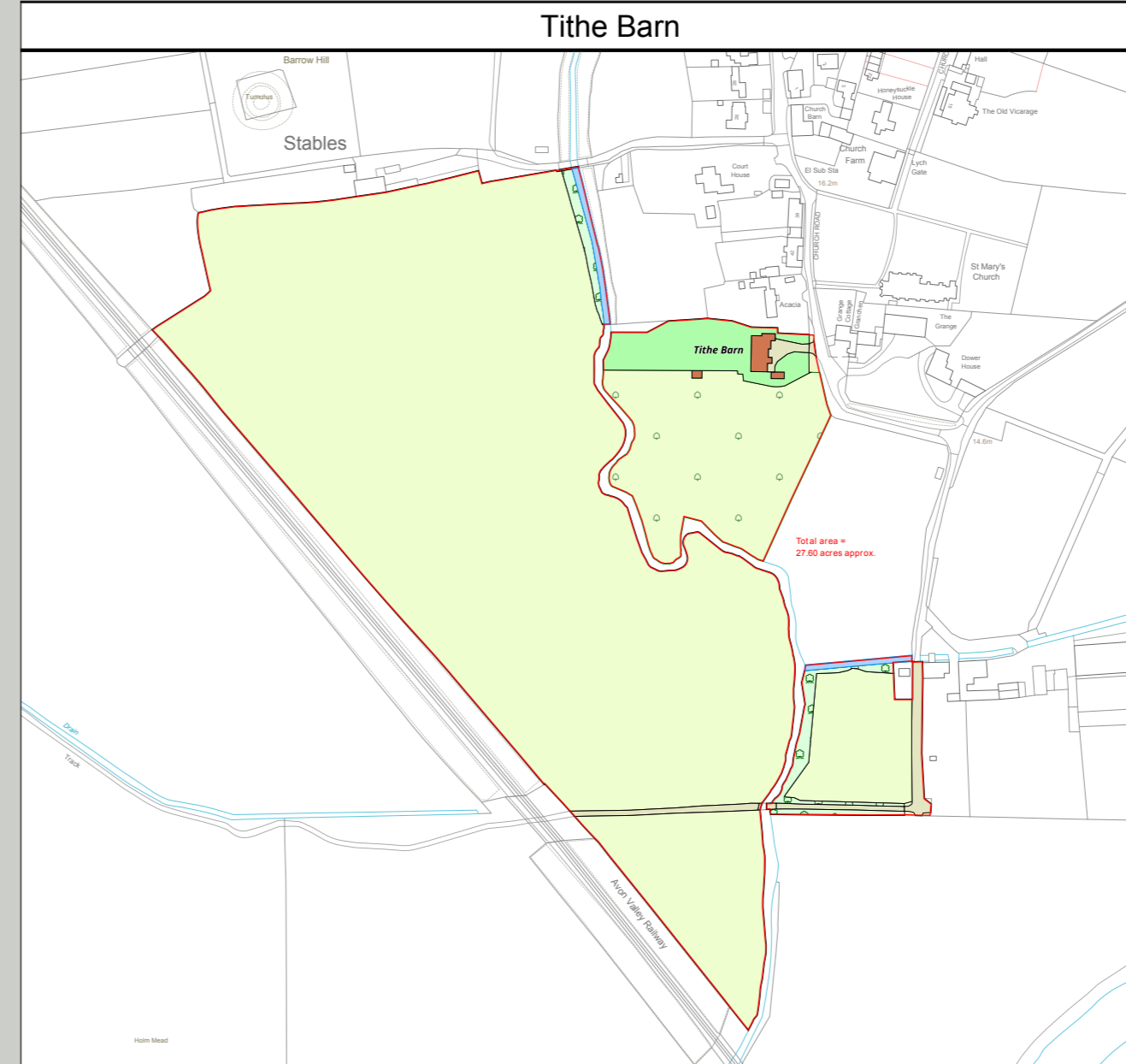
Outbuildings



Ground Floor



First Floor



LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL (e) planprep@lds-survey.co.uk			Date: 23.07.24 Drawn By: CW Scale: 1:4000 @ A4 Plan Ref: 19103
			Title: Tithe Barn <small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed. nor is it intended to form part of any contract. © Crown copyright and database rights 2024. Licence No. AC000816786.</small>

Tithe Barn is ideal for equestrian users with a livery yard with indoor and outdoor arenas being on adjoining land.

## The Land

The land which is divided into two fields, lies to the west, adjoining the river bank, with two separate vehicular accesses. The wide open views of the surrounding countryside from the field are superb and unspoilt.

## Property Information

### Services:

All main services connected to the property. Gas fire central heating. Broadband provided Sky.

### Tenure:

Freehold.

### Local Authority:

South Gloucestershire Council. Tel : 01454 868 004

### Council Tax:

Band G

### EPC:

D

### Guide Price:

£2,950,000

### Directions: (BS30 6LJ)

When in Church Road drive for about two hundred yards. The entrance to Tithe Barn is seen on the right hand side, just past St Mary's church.

### Viewings:

Strictly by prior appointment with the agent.





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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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