

# Bushes Farm

Bushes Lane, Horton, Bristol, South Gloucestershire











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On the instructions of The Badminton Estate

Chipping Sodbury 2.5 miles, Tetbury 11 miles, Bath 14 miles, Bristol City Centre 15 miles  
M4 (J18) 4 miles, Bristol Airport 25 miles, London (Paddington) from Bristol Parkway 11 miles  
(All distances, measurements and times are approximate)

**A rare opportunity to buy a desirable  
pasture farm in the Horton Vale.**

**For sale as a whole or in four separate lots**

**Lot 1**

Farmhouse, annexe, stables, garden and paddock. C. 5.95 acres.

**Lot 2**

Agricultural yard – Dutch barn with planning permission to convert to residential. c 1.52 acres

**Lot 3**

Pastureland, about 78.53 acres in all.

**Lot 4**

Woodland – about 25.14 acres .

**As a whole - Farmhouse, farm yard, pastureland and woodland in all about 111 acres .**



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## South Gloucestershire

The farm is well situated at the end of a no through lane on the edge of the pretty village of Horton, with views over unspoilt countryside and the Cotswold Hills Escarpment.

Bushes Farm benefits from proximity to both Bristol and Bath, both of which are renowned for their comprehensive high street shopping, boutique shops and restaurants as well as galleries in addition to Cribbs Causeway. Bath is the regional hub known for its world famous Roman baths, multi arts festivals and the Theatre Royal. Both cities have a lively nightlife with flourishing music and comedy scenes. More locally the market town of Chipping Sodbury (circa 2.5 mile) has a Waitrose plus shops and services for everyday needs.

Communications in the area are superb with the M4 (J18) c. 4 miles giving access to London and the M4/M5 interchange near Bristol. Rail connections are available at Bristol Parkway, Bath Spa or Chippenham. Bristol Airport is c. 25 miles away offering both domestic and international flights.

Sporting opportunities are endless including racing at Bath, Chepstow and Cheltenham; hunting with the Duke of Beaufort's Hounds; equestrian activities including the Badminton, Gatcombe and Dauntsey Horse Trials; polo at Westonbirt; golf at Bristol, Bath and Castle Combe; Premiership rugby at Bath and Bristol and motor sport at Castle Combe.

Walking and riding is extensive with a network of footpaths and bridleways throughout the local countryside and the beautiful Cotswold Way which runs close by.

Education is first class with local schools including Royal High School and King Edward's School in Bath and Clifton College, QEH, BGS, Colston's and Dockington in Bristol. Wycliffe, Westonbirt and Beaudesert Park, as well as many other rated schools and colleges, are all easily accessible.







## Lot 1 - Bushes Farm House

A pretty thatched farm house with attached secondary accommodation / studio and further stone barn with potential.

The farm house briefly comprises a drawing room, dining room and kitchen with utility room beyond. On the first floor there are three bedrooms and two bathrooms accessed by two staircases.

Attached to the farm house is an unmodernised annexe with accommodation for a kitchen, dining room, sitting room and bedroom with bathroom. On the first floor are two open plan rooms. This wing would make ideal guest accommodation, a separate property or a combination of both.

Outside there is an extensive range of stone outbuildings including 7 stables with a loft above, accessed by stone tallet steps. Across the courtyard is a stone barn and stores. The outbuildings are extremely versatile with potential for accommodation, office space, studio or retained as stabling.

Grounds surround the house with a private garden behind with views back to the escarpment, paddock to the west and a lawn with fruit trees in between the lane and main house. The courtyard provides access to the stable yard, annexe and kitchen door.



Lot 1



Lot 1



Lot 1



Lot 1

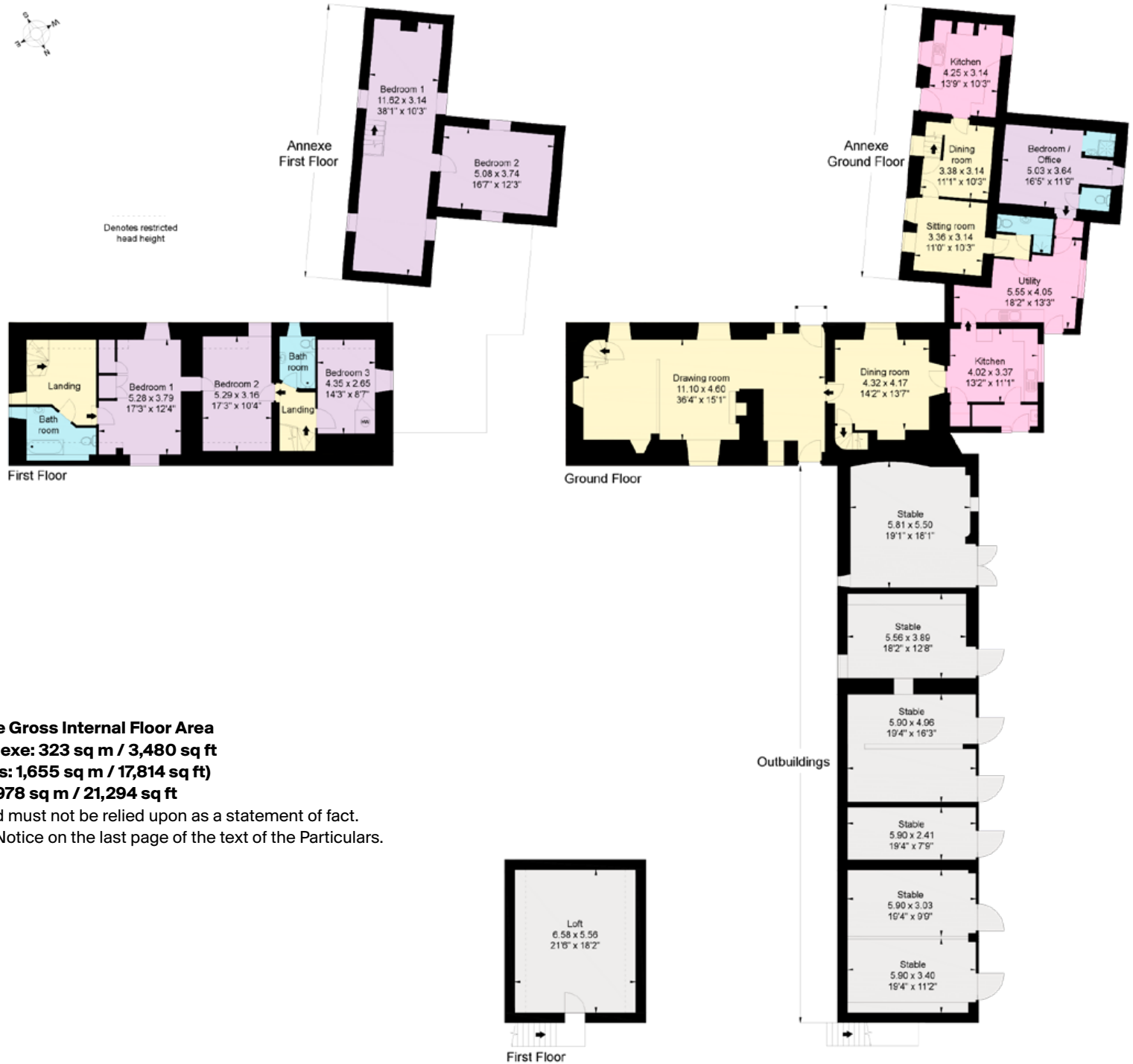








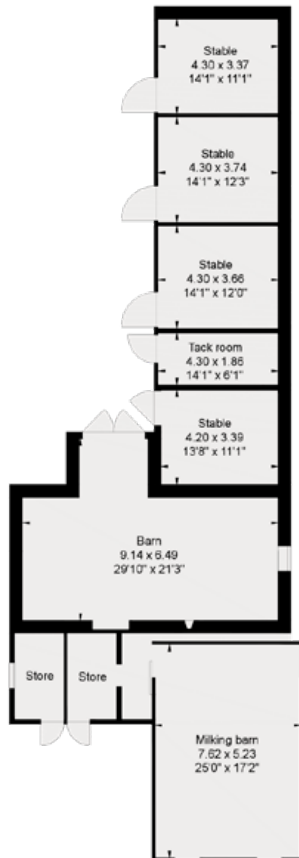
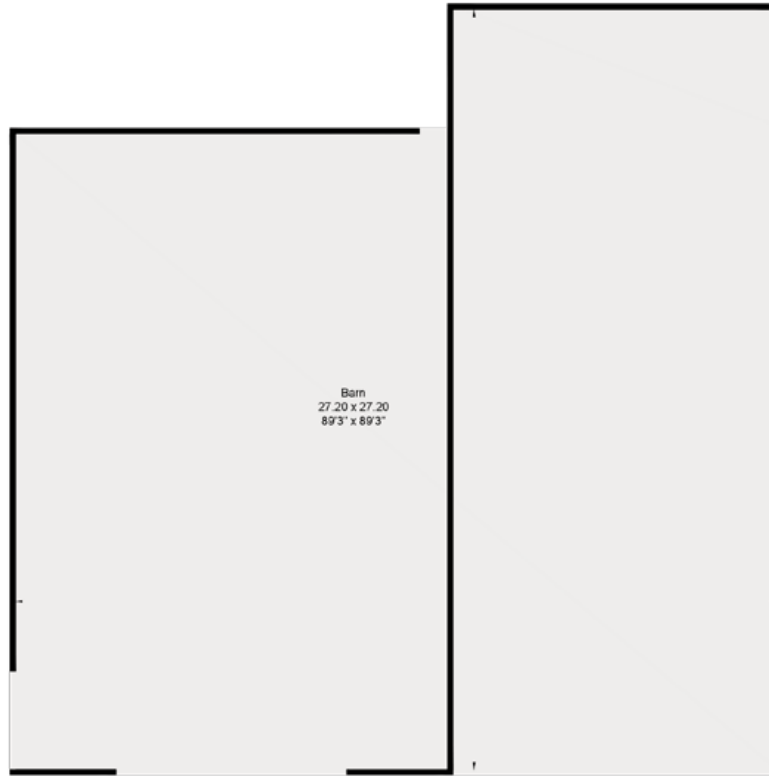
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



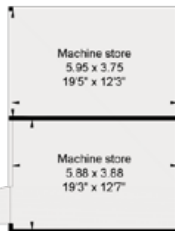
**Approximate Gross Internal Floor Area**  
**House & Annexe: 323 sq m / 3,480 sq ft**  
**Outbuildings: 1,655 sq m / 17,814 sq ft)**  
**Total: 1,978 sq m / 21,294 sq ft**

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  
Not shown in  
actual location /  
orientation

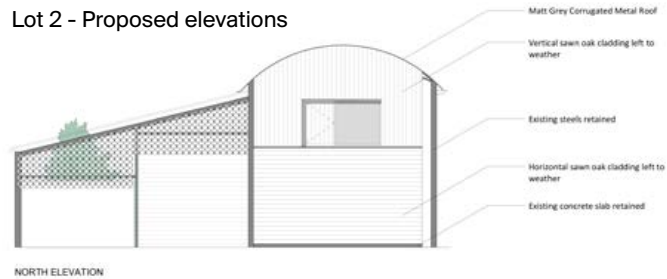




Lot 2



Lot 2 - Proposed elevations



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Lot 4



## Lot 2 - Dutch Barn and Farmyard with Consent to Convert to Residential Use - About 1.5 Acres

A former stock yard with paddock and range of agricultural barns including Dutch barn with consent for residential use.

South Gloucestershire Council have approved permission for demolition of the existing modern farm buildings and conversion of the Dutch Barn to form one dwelling in addition to re-roofing the existing outbuilding to form a carport with associated works.

Approved: Mon 21 Dec 2020 Ref: P20/07553/F Alternative Reference: PP-08671104

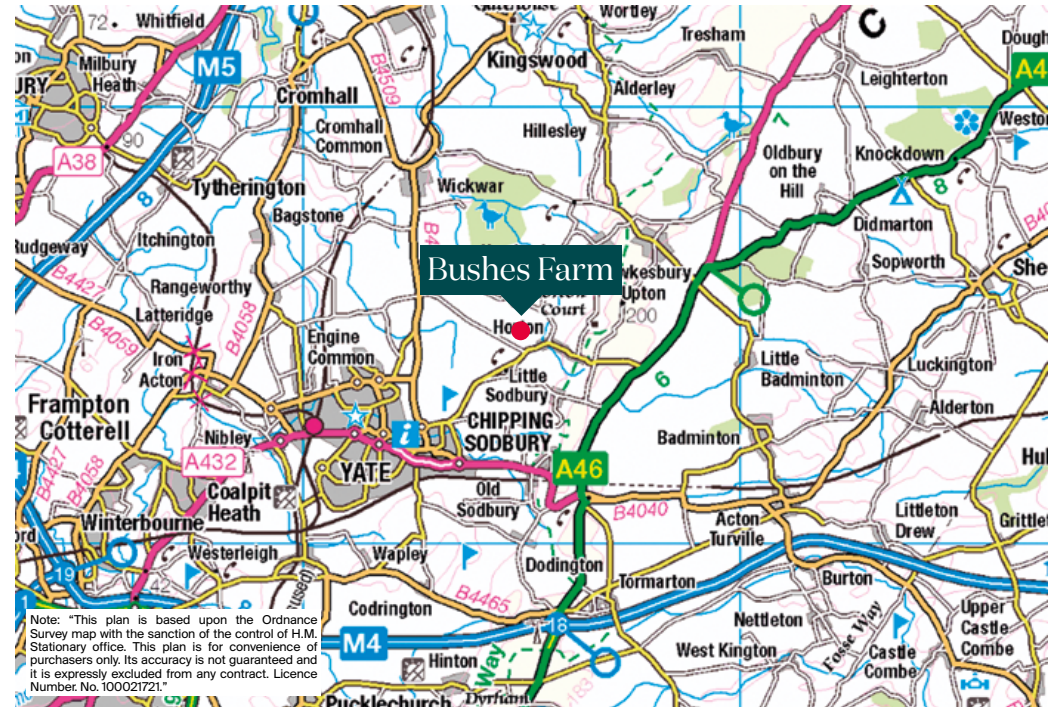
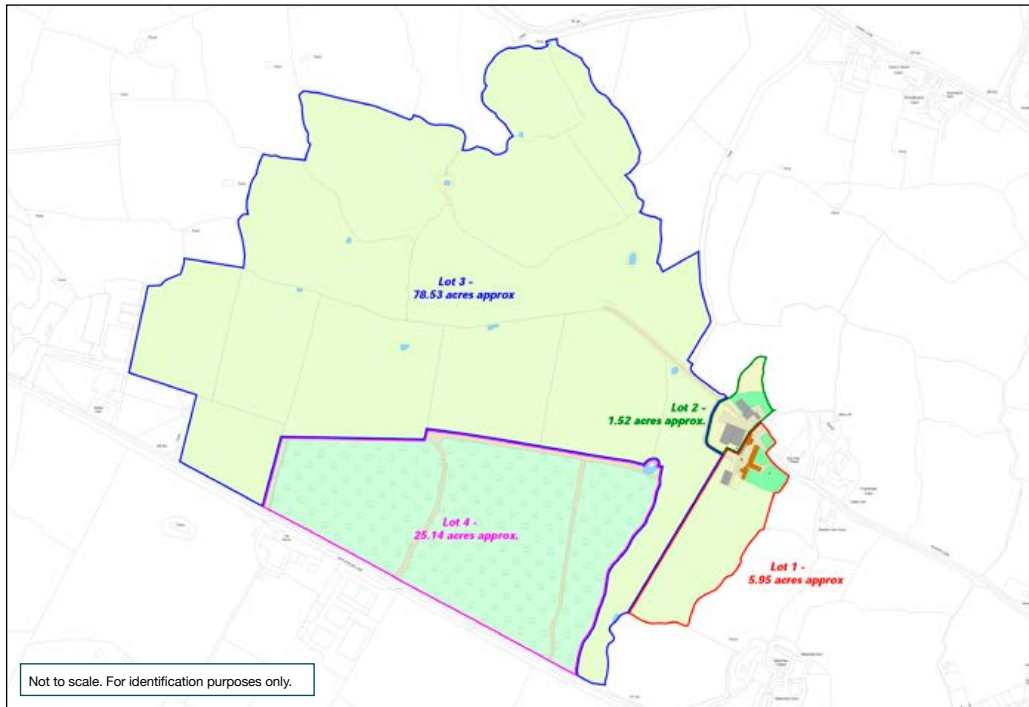
## Lot 3 - Pasture land

Approximately 78 acres of pastureland divided by fenced and well-maintained hedges. Accessed from the local lane, a no through road and green lane.

## Lot 4 - Woodland

Horton Bushes wood - c. 25 acres of mature managed woodland with access onto Mapleridge Lane.





## Services

Farm House: Mains electricity and water. Private drainage

Lot 2: Services to be installed. Water and electricity available.

Lot 3: Water connected to parts, sub meter or private supply to be installed by the purchaser.

## Local Authority

South Gloucestershire Council.

Tel: 01454 868009.

## Council Tax

Band G. 21/ 22 £3,253.98

## Tenure

For sale freehold. Agricultural land may be subject to the end of an annual agreement.

## Covenants

The property will be sold with the standard estate covenants.

## Directions (BS37 6QL)

From the A46 follow the signs to Horton Village. Continue down the hill, passing the village hall / social club on your left and continue towards Little Sodbury following the road around to your left. Almost immediately turn right into Bushes Lane and continue all the way to the end.

## Viewings

Strictly by prior appointment with the agent Knight Frank  
01285 659 771

cirencester@knightfrank.com



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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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