



Upper Strode Farm, Long Thorn Lane, Upper Strode, Regil, BS40

# Upper Strode Farm, Long Thorn Lane, Upper Strode, Regil, BS40 8BQ

- Rural Detached Stone Farmhouse
- Set in Gardens of 1/2 an Acre
- Plus 4 Acres with Stabling
- Five Reception Rooms
- Luxury Kitchen with Aga
- David Salisbury Orangery
- Principal Bedroom with Ensuite Bathroom
- Four Further Bedrooms
- Family Bathroom
- One Bedroom Annexe



## Rural Dressed Stone Farmhouse on a Quiet Country Lane

This impressive and substantial property has well portioned rooms creating a great sized family home with lots of flexible space. It has a very picturesque approach with a pretty front garden, cattle grid and large driveway.

The welcoming reception hall has a beautiful feature staircase leading to a large galleried landing.

There are four reception rooms that flow nicely and offer plenty of space for the family. At the heart of the farmhouse is the well fitted kitchen together with an Aga and this links seamlessly to the David Salisbury Orangery with the statement lantern roof and underfloor heating.

There is the added benefit of a separate utility/boot room and a wine cellar and the all-important separate loo.

The principal bedroom is very spacious with a luxury bathroom, whilst 4 further double bedrooms share a family bathroom.

The separate one-bedroom annexe has an open plan living area with a modern kitchen and bathroom. Ideal for a dependant family member to live close to you.

The grounds are truly stunning with well-planned borders, mature trees, large lawns, and so many different areas to relax and enjoy the tranquil location.

There is a stone built stable block with a separate tack/hay store with a hard standing in front, this is attached to a double garage.

Adjacent to the main house is another double garage with electric doors and extra storage.

The property is close to the bridle path and includes 4 fields with water supply. There is a lapsed planning consent to build a stone barn in one of the fields which is a 5-minute walk away from the farmhouse.

This property has been a happy family home for over 30 years and the current owners are ready to downsize and of course would never live anywhere other than the Chew Valley!

We are so pleased to bring this property to the market and are looking forward to showing you around.



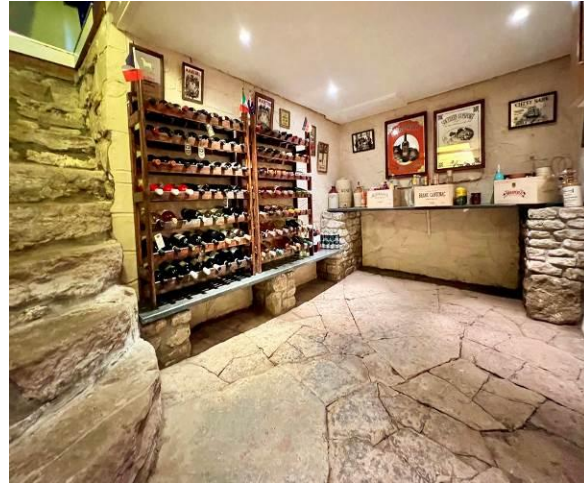
The tiny hamlet of **Upper Strode** is nestled in beautiful countryside close to the picturesque village of Regil.

Regil falls within the parish of Winford, has its own church, a pub and a village hall and several working farms. The village hall is located in the centre of the village and is a great venue within this vibrant community for a wide range of functions and events.

There are excellent primary schools nearby at Winford, Chew Stoke and Blagdon and secondary schooling is available at Chew Valley School where school buses are provided.

Although off the beaten track, the village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





## ROOM DIMENSIONS

### Lower Ground Floor

WINE CELLAR 7'9" x 12'0"

### Ground Floor

OPEN PORCH 6'1" x 6'8"

ENTRANCE HALL 10'8" x 14'8"

SNUG 14'3" x 14'9"

SITTING ROOM 23'5" x 13'6"

DINING ROOM 10'8" x 19'4"

SITTING ROOM 11'8" x 16'6"

KITCHEN 10'8" x 19'8"

FAMILY ROOM 14'5" x 18'3"

UTILITY ROOM 8'6" x 12'0"

LOO 5'7" x 5'6"

Annex (Ground Floor)

HALL 3'11" x 9'7"

KITCHEN/FAMILY ROOM 18'8" x 22'1"

BEDROOM 10'3" x 13'1"

BATHROOM 5'4" x 9'4"

Garage 18'9" x 13'8"

### First Floor

GALLERIED LANDING 11'0" x 15'0"

PRINCIPAL BEDROOM 26'4" x 14'9"

ENSUITE 8'7" x 8'0"

BEDROOM 15'0" x 15'2"

BEDROOM 10'1" x 10'7"

BATHROOM 5'6" x 8'8"

### Second Floor

BEDROOM 10'8" x 15'2"

BEDROOM 11'6" x 15'2"

LANDING 3'0" x 3'2"

### Outside

GREENHOUSE 9'0" x 12'6"

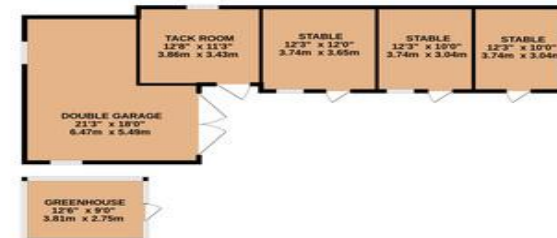
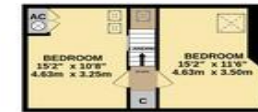
STABLE 1 12'0" x 12'3"

STABLE 2 10'0" x 12'3"

STABLE 3 10'0" x 12'3"

TACK ROOM 12'8" x 11'3"

DOUBLE GARAGE 18'0" x 21'3"



TOTAL FLOOR AREA : 4873 sq.ft. (452.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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