



**COUNTRY**  
PROPERTY



**Huntley Farm**

Rangeworthy

£1,150,000







# Huntley Farm, Patch Elm Lane

Rangeworthy, Bristol, BS37 7LU

Substantial farm house in 1.66 acres surrounded by glorious countryside, at the end of a country lane. This exciting opportunity includes an extra paddock, two stone barns, a separate cottage, two further studio suites/annexes, and a dovecote.

The location benefits from a high degree of rural privacy, yet the property is within about 10 minutes drive of supermarkets, shops, pubs and leisure facilities, and M4 J14. The period farm house sits well amidst lawned domestic gardens extending to about one acre, lovingly tended to create numerous pleasant vistas and occasional seating areas. Spacious main accommodation of the farm house comprises: lounge, dining room, kitchen, glazed summer room, utility, cloakroom, garden room, and upstairs 4 bedrooms, bathroom and master ensuite. Additionally, the sale includes the 0.6 acre paddock adjacent which will appeal to those searching for 'the good life'! The property exhibits such interesting character features as an arched Georgian-style feature window, inglenook fireplace, flagstone floors, kitchen with Aga - together with splendid views out over the land. Two studio annexes sit at the East wing of the house offering flexible independent accommodation, being approached by their own separate driveway - ideal for a teenager or dependent relative to have their own space. There is also a separate small cottage within the grounds. Two stone barns provide masses of storage but could be ripe for residential conversion, subject to consent.

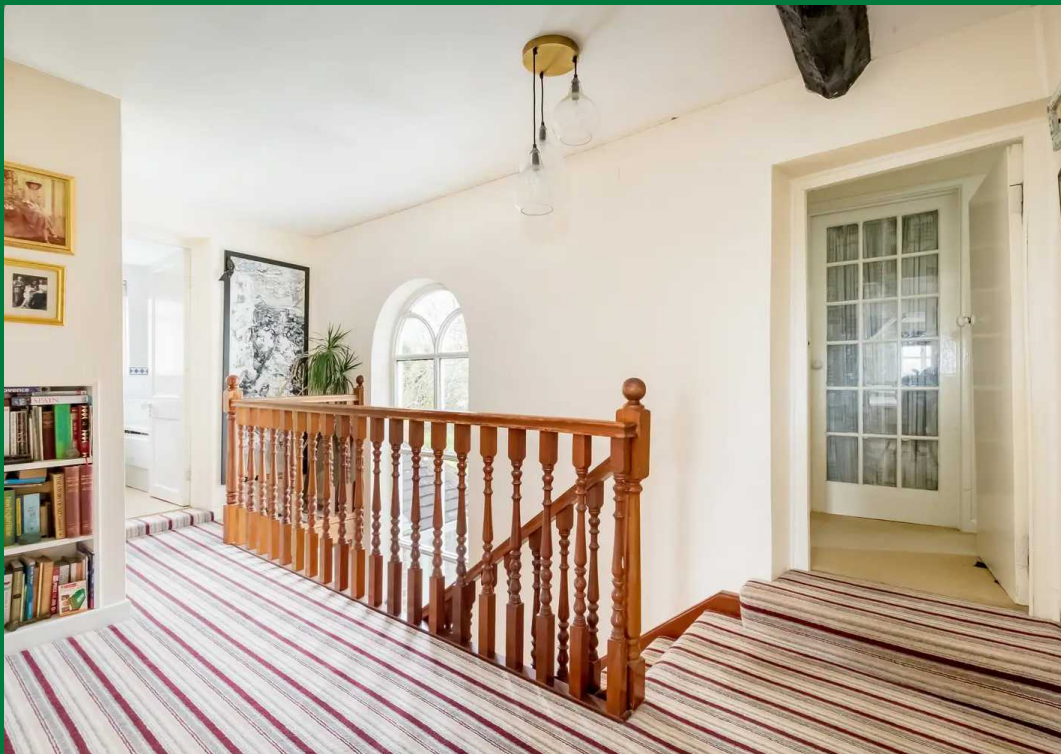
- 4 Bedroom Farmhouse
- In 1.66 Acres Land with Paddock
- Separate Garden Cottage
- Two Stone Barns (10m and 8m)
- Quiet, Private Country Location
- Energy Efficiency Band tbc
- Two Studio Annexes
- Summer Room, Utility, Garden Room



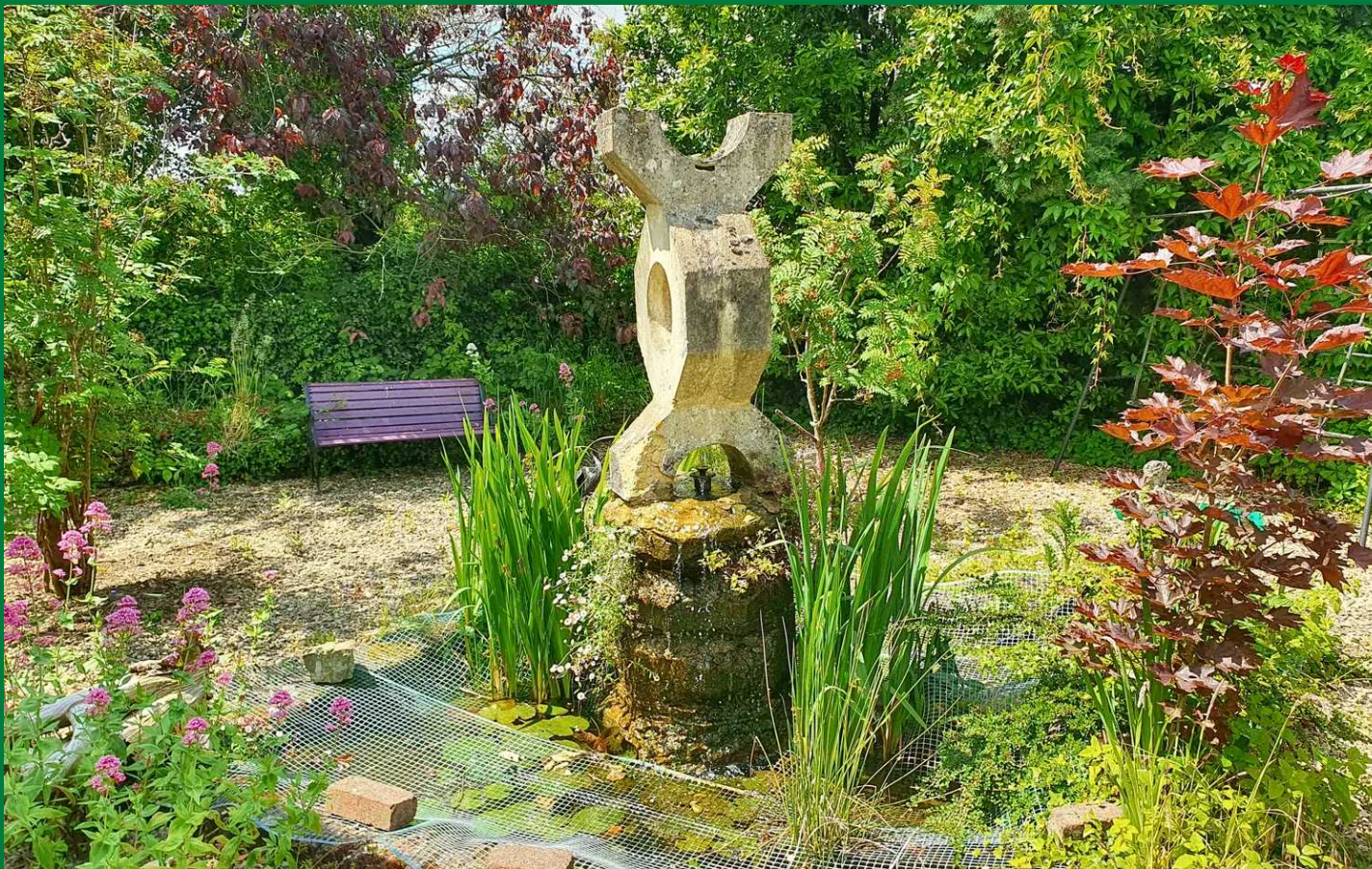












## Rangeworthy

Rangeworthy is a very well-established country village with Hotel, Public House, Restaurant, Village Hall, primary School and regular bus service. The village is convenient to both Thornbury and Wotton-Under-Edge with their excellent secondary schools (Castle and Katharine Lady Berkeley's) plus a few miles from Yate and Chipping Sodbury. Bristol Parkway and Yate rail terminals, M32 and the M5 motorway junction 14 Falfield and the M4/M5 motorway interchange at Almondsbury are all within a short driving distance.

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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>41</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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