



Oatfield Farm, Hyatts Wood Road, Backwell, Bristol, BS48 3DB

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- Oatfield Farm (Main House)
- Three Receptions
- Three Bedrooms
- Luxury Bathroom
- Three Out Buildings
- The Piggery
- Open Plan Living
- Two Bedrooms Two Bathrooms
- Menage and Stables
- Land 4.5 acres



A rare and exciting opportunity to acquire a fabulous slice of North Somerset offering an unparalleled view across the South West. Oatfield Farm & The Piggery are truly unique properties of the type which rarely come to the market. As you approach the main house you can imagine bygone years of the farm in action with stabling, barns and outbuildings and an oh-so-pretty walled cottage garden. The proposition offers two individual, detached dwellings and retains charm by the bucket load, having been tastefully updated for modern living, whilst retaining the old world charm lost in so many lovely farmhouses. A lengthy entrance drive invites you into the farm with breathtaking panoramic views of rolling countryside and outbuildings aplenty. You'll get an immediate sense of the sizeable plot, with stabling, outbuildings and equine facilities including an elevated ménage and paddocks circa 4.5 acres.

For families seeking blended living, particularly those seeking equestrian facilities, this property has plenty to beckon you.

Entering into the main farmhouse, you'll find a stylish boot room with plenty of cupboard space for coats and benches and space aplenty for all the family's wellies! From here you enter into the hallway from which all rooms flow well. The cosy dual aspect sitting room has a large stone fireplace and views to the front and side gardens – think comfy sofas and nights in.

The well fitted kitchen with stylish appliances is dual aspect and has access to the family dining room with its own fireplace.

There is a study/hobby area with direct access to the front of the house and a further light, bright and stylish garden room with large doors accessing the garden. A very useful utility room and a downstairs loo complete the ground floor.

To the first floor are three double bedrooms, and a stunning family bathroom. With a freestanding bath, this is truly a room with a view and you can have a soak and take in starry skies and distant views in complete privacy!

The Piggery is a separate dwelling which has undergone extensive renovation within the curtilage of Oatfield Farm. This is a two bedroomed detached home constructed to a high specification- think spacious and light taking in the panoramic countryside views.

Entering the home through large doors into the sitting/dining room and kitchen area – the kitchen is beautifully fitted with all appliances and a large central island. Leading from the kitchen is a useful utility room with internal access to a workshop/garage. There is a large principal bedroom with an ensuite leading from the sitting room. There are a further two reception/bedroom accommodation with ensuite to complete this fabulous home.



To the outside of the properties, offering so much opportunity- are a range of outbuildings including two stables, two barns, a garage, workshop and woodstore. There is so much opportunity to upgrade these versatile buildings to become lettable holiday or Airbnb accommodation. The grounds currently facilitate a fresh cut flower farm with further potential for versatile usage.

These properties offer the next custodian the opportunity to enjoy a rural lifestyle with the benefit of modern conveniences. Beginning its life as a pig and hen farm with much of its history still evident, the main house dates back to the 18th century with character aplenty.

The two properties are registered as separate titles and can therefore be sold separately or together - ideal multi-generational living!

Backwell is a village within North Somerset and includes the hamlets of Backwell Common, Backwell Green, and Backwell Farleigh. The village appeared in the Domesday Book with the name 'Bacoile' meaning 'The well back on the hill' and is now a thriving community with local shops, pubs, schools, railway station and even a public swimming pool.

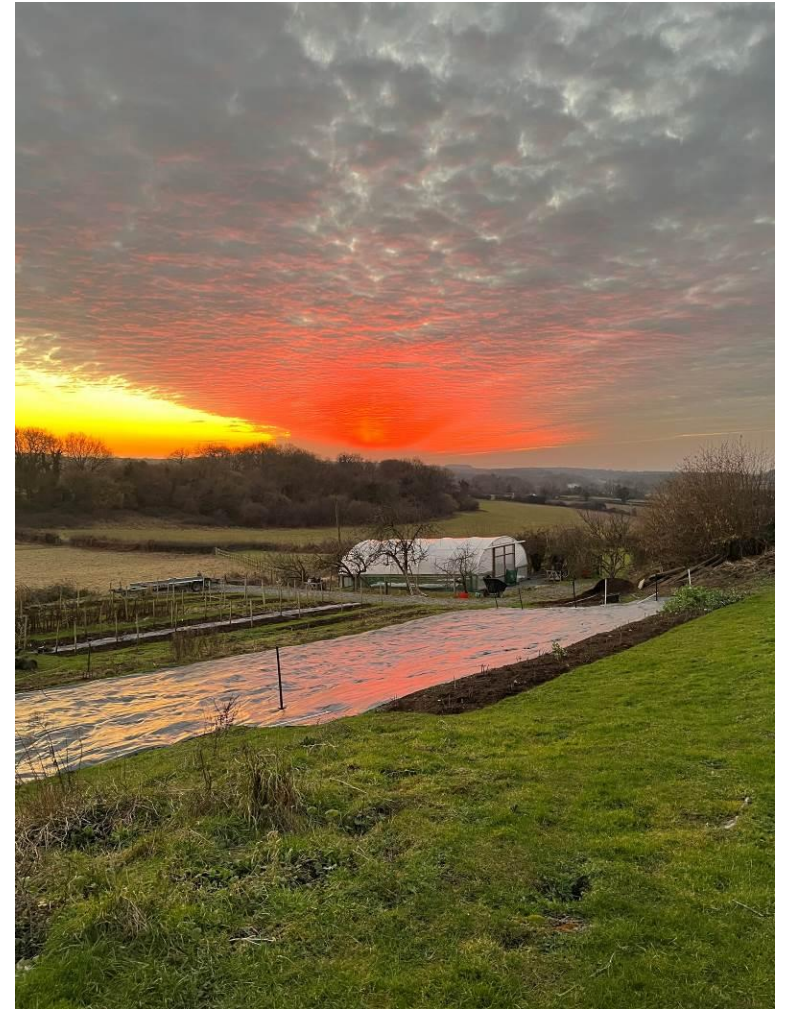
Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school which is recognised as one of the best state schools in North Somerset.

Backwell is perfect for commuting to Bristol and Bath by car, bus or train – it has its own railway station with direct mainline access to London and beyond. There are easy links to the M4 and M5. Bristol International Airport, some 3 miles distant, has flights to Europe and connecting flights to the rest of the world.

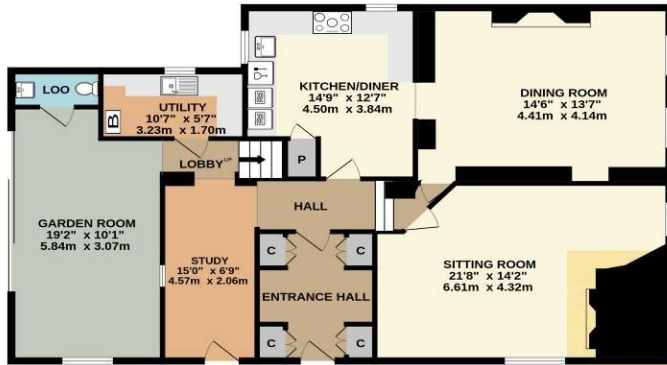




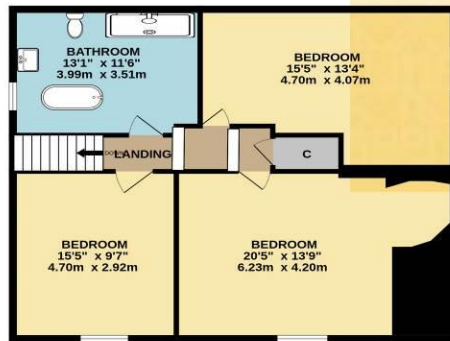
Sunsets at Oatfield Farm



GROUND FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



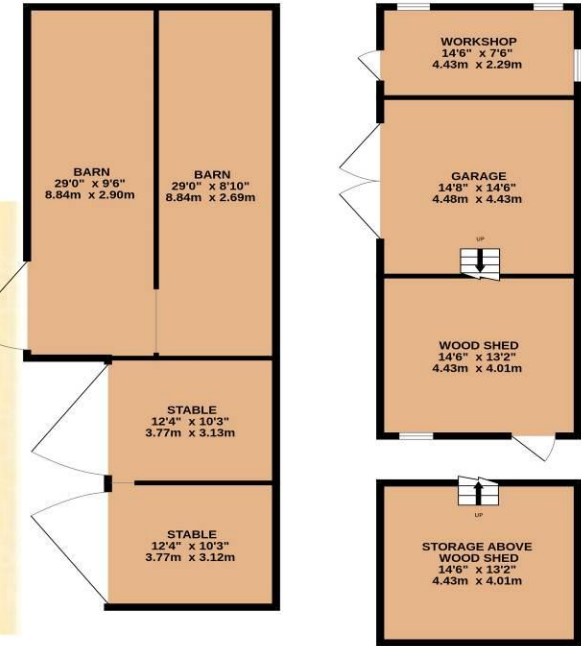
FIRST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



ANNEXE
1626 sq.ft. (151.1 sq.m.) approx.



OUTBUILDINGS
1488 sq.ft. (138.3 sq.m.) approx.



TOTAL FLOOR AREA : 5192 sq.ft. (482.4 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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MAIN HOUSE

Ground Floor
 ENTRANCE HALL 8'8" x 10'8"
 HALL 9'9" x 4'4"
 KITCHEN DINING ROOM 12'7" x 14'9"
 DINING ROOM 13'7" x 14'6"
 SITTING ROOM 21'8" x 14'2"
 STUDY 6'9" x 15'0"
 GARDEN ROOM 10'1" x 19'2"
 UTILITY ROOM 10'7" x 5'7"
 LOO 6'7" x 3'0"
 First Floor
 BEDROOM 13'9" x 20'5"
 BEDROOM 15'5" x 13'4"
 BEDROOM 9'7" x 15'5"
 BATHROOM 13'1" x 11'6"

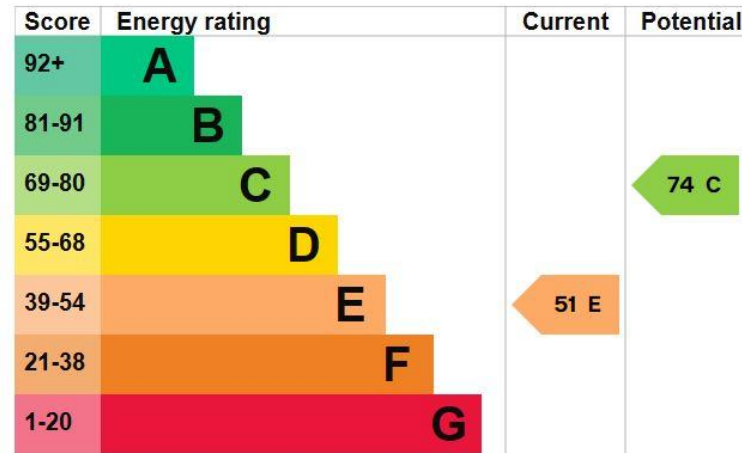
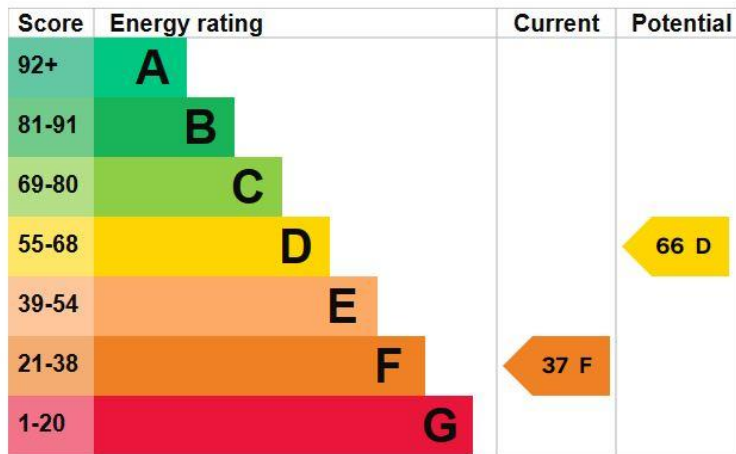
THE OLD PIG STY

Ground Floor
 SITTING/DINING ROOM 26'2" x 14'7"
 KITCHEN 13'1" x 15'2"
 SITTING ROOM 14'7" x 15'1"
 BEDROOM 17'6" x 14'7"
 ENSUITE 9'2" x 5'6"
 BEDROOM 13'1" x 12'8"
 ENSUITE 9' x 3'
 UTILITY ROOM 13'8" x 13'1"
 WC 6'6" x 3'
 GARAGE 13'9" x 12'1"

OUTBUILDINGS

BARN 29' x 9'6"
 BARN 29' x 8'10"
 STABLE 10'3" x 12'4"
 STABLE 10'3" x 12'4"
 WORKSHOP 14'6" x 7'6"
 GARAGE 14'8" x 14'6"

 WOOD SHED 14'6" x 13'2"



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