



Merryhill Farm, Gypsy Lane, Nempnett Thrubwell, Bristol, BS40

Merryhill Farm, Gypsy Lane, Nempnett Thrubwell, Bristol, BS40 5TS

- Main House 2 Receptions plus Conservatory
- 4 bedrooms, 2 with Ensuites, Family Bathroom
- Large Kitchen plus Boot Room/Utility
- Annexe with 3 Bedrooms
- Open Plan with Own Garden
- 1 Bedroom Apartment
- Living Room, Kitchen and Bathroom
- Outbuildings, Garages plus Parking
- Stunning Grounds with Lake
- circa 10 acres of Meadow Land by separate negotiation



PROPERTY DESCRIPTION

COUNTRY HOUSE WITH STUNNING VIEWS

An amazing opportunity to live in the countryside with masses of flexible living spaces. Whether you are looking for a big family home to share or a working from home lifestyle this could be the one for you.

So many different possibilities to explore and some brilliant businesses from holiday lets or Airbnb's.

Approached via a private lane the property dating back to the 1800s has been in the same family for over 100 years.

The welcoming reception hall takes you into an inner hall from which the receptions rooms, conservatory, kitchen and utility/boot room flow well.

The natural flow and character creates a pleasant family space with lots of great size bedrooms and modern bathrooms.

The Annexe has a different vibe with has an open plan space with bedrooms and bathrooms and a private garden.

The Flat is in need of some updating but again creates a practical and useful space.

The grounds are stunning with a parkland feel with mature trees and a small lake. The garden is surrounded by 10 acres of meadows which are available by separate negotiation. This home really can provide the good life we all dream about.

Set aside your time to join us on a viewing of this fabulous property.



ABOUT THE VILLAGE

Nempnett Thrubwell is a small village and civil parish close to Blagdon Lake on the western edge of Bath and North East Somerset, in the county of Somerset.

Famously, it is the subject of the song 'Down In Nempnett Thrubwell' by The Wurzels and is mentioned in the earlier Adge Cutler song 'Up The Clump'!

Nearby villages have local facilities including shops, pubs, restaurants and schooling. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from Bagdon and Chew Stoke to Bristol.

Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





MAIN HOUSE:
GROUND FLOOR:

Entrance Porch 7'5" x 7'4"
Kitchen 18'11" x 13'0"
Sitting Room 22'6" x 14'10"
Dining Room 15'11" x 13'0"
Garden Room 26'10" x 9'7"
Inner Hall 14'9" x 7'4"
WC 4'3" x 5'3"
Utility Room 22'7" x 16'0"

FIRST FLOOR:

Bedroom 24'1" x 15'0"
Ensuite 8'2" x 5'7"
Bedroom 11'2" x 7'4"
Ensuite 5'9" x 4'1"
Bedroom 16'10" x 12'6"
Bedroom 14'9" x 7'1"
Bathroom 11'5" x 7'10"

ANNEXE: GROUND FLOOR:

Kitchen/ Dining Room 26'10" x 16'1"
Sitting Room 13'2" x 10'9"
Study 13'2" x 10'1"
Bedroom 10'11" x 7'10"
Shower Room 7'2" x 3'10"

FIRST FLOOR:

Bedroom 17'2" x 13'6"
Ensuite 6'10" x 5'7"

FLAT

GROUND FLOOR:

Hallway 11'2" x 7'2"
Bathroom 8'1" x 8'1"

FIRST FLOOR:

Sitting Room 15'9" x 12'7"
Kitchen 12'7" x 9'2"
Bedroom 12'7" x 9'0"

OUTBUILDINGS:

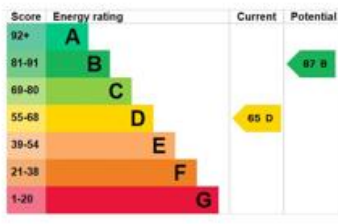
Barn 44'3" x 12'10"
Garage 16'8" x 10'8"
Carport 17'0" x 10'9"
Arctic Cabin 11'4" x 11'4"



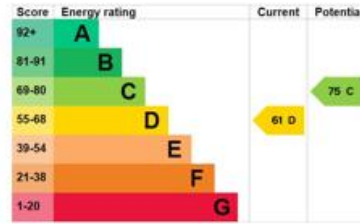
GROUND FLOOR
3348 sq.ft. (311.0 sq.m.) approx.



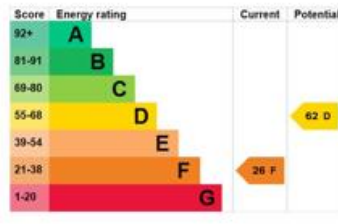
1ST FLOOR
1791 sq.ft. (166.4 sq.m.) approx.



Main House



Annexe



Flat

TOTAL FLOOR AREA : 5607 sq.ft. (520.9 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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