



Wellhouse Farm
Stone Edge Batch, Tickenham, Clevedon, BS21 6SH

Robin King | Estate
Agents

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An exquisitely renovated and maintained 4 bedroom 17th century detached, grade II listed farmhouse with garaging, glorious gardens, magnificent views and easy access to Bristol and beyond.

APPROX 3,021 SQ FT OF FLEXIBLE ACCOMMODATION • 4 DOUBLE BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • FREE FLOWING RECEPTION ROOMS OFFERING A MULTITUDE OF OPTIONS • SPECTACULARLY RENOVATED WITH ATTENTION TO DETAIL CREATING A WARM AND INVITING HOME • DEVELOPMENT POTENTIAL WITH BARN (STPP) • GLORIOUS GARDENS WITH MEDITERRANEAN STYLE LANDSCAPING • VIEWS OF SURROUNDING COUNTRYSIDE • DRIVEWAY PARKING AND GARAGING • MAINLINE RAILWAY SERVICES AT NAILSEA 2.5 MILES (LONDON PADDINGTON 105 MINS) • ACCESS TO M5 WITHIN 5.5 MILES AT JCT 19 • BRISTOL AIRPORT 8.2 MILES • CENTRAL BRISTOL 10.0 MILES. (ALL DISTANCES APPROX)

Wellhouse Farm has been subject to the highest standard of renovation by its current owners. Sympathetic restoration using re-purposed existing materials has been combined with modernisation to make this most attractive farmhouse an ideal family home.

It also has lovely gardens with superb Mediterranean-style landscaping, featuring multiple spots to relax and enjoy the surroundings at any time of the day, along with an orchard area and a separate garden where the current owner keeps bees. Additionally, several outbuildings, including a garage and a storage barn with lapsed planning permission, provide ample space and potential for development, offering further opportunities for the new owner.

A gate and pathway through the gardens lead straight to a lovely storm porch with space for coats and shoes and a first glimpse of one of the many features that make Wellhouse Farm one of a kind. A magnificent, studded door opens into a





welcoming hallway with flagstone flooring. To the right the sitting room has a beamed ceiling, an inglenook fireplace with stone hearth and attractive Jotul log burner, in-built bookshelves and recessed windows with bench seats allowing you to take in the far-reaching views toward the Bristol Channel.

To the left the snug is a very elegantly proportioned room, with Jetmaster open fireplace and window seats with both garden and far-reaching views.

Returning to the hallway there is a further delightful hallway with gorgeous, whitewashed walls, flagstone floors and a traditional bread oven that is dressed to be a feature. Here there is also a downstairs cloakroom with distinctive reclaimed sanitary ware – lending character and appeal.

The kitchen, which is to the rear, is another lovely spacious room which exudes character and warmth. A cream four oven oil Aga with a stainless-steel splashback is set in a recessed chimney breast and has bespoke oak cabinets which are perfectly complemented by period freestanding furniture (available by separate negotiation) together with ample space for a large dining table. It also has a latched door to a pantry/utility/laundry room with an abundance of open shelving, space for an American style fridge/freezer and washing machine.

The ground floor has one more hidden secret which is found in the old diary. A small passageway with useful office nook opens to reveal a light and airy garden room. With bifold doors bringing the outside in and steps down to a gorgeous dining terrace this space is the ideal spot from which to enjoy the tranquil gardens.

Upstairs, Wellhouse Farm is as beautifully finished as downstairs. With oak flooring throughout, latched doors with exquisitely finished ironmongery this floor exudes the character of the period. The principal bedroom has stunning panoramic views towards Nailsea and its church spire and on a good day a glimpse of Steep Holm. An en-suite bathroom with shower and bidet completes this lovely space. There is a further family bathroom with fireplace and gorgeous roll top bath. The perfect place to relax and unwind.







Outside – Wellhouse Farm has stunning gardens that are divided into several distinct areas. To the front of the home there is a lovely lawned garden with honeysuckle clad walls and gorgeous Mediterranean style landscaping. Winding pathways lead through to delightful seating areas including a pergola clad with glorious wisteria with attractive water feature and a woodland glade. A second area of garden hosts a wildflower meadow and has many fruit trees including greengage and quince. Completing the grounds is a range of outbuildings some of which offer development potential; a wonderful detached large barn with airy space with hayloft has lapsed planning permission and adjacent to it is another building with lovely stable doors which is currently used as a good-sized garage and log store. There is also an attached store to the rear of the property and driveway parking for several cars.

Location – Tickenham is well placed between the towns of Clevedon and Nailsea and enjoys easy access to Portishead, Weston-s-Mare and Bristol, some 10 miles distance. For rail commuters, there is a mainline railway station at Nailsea and good motorway access via junction 20 of the M5 at Clevedon. Good schools of all grades in the state and private sectors are available in the area with an excellent village primary school close by. Local leisure prospects are similarly attractive with good sporting and recreational facilities plus various sports centres. The Mendip Hills and vales of North Somerset including the open countryside around Tickenham are famed for some of the loveliest walks in the region.



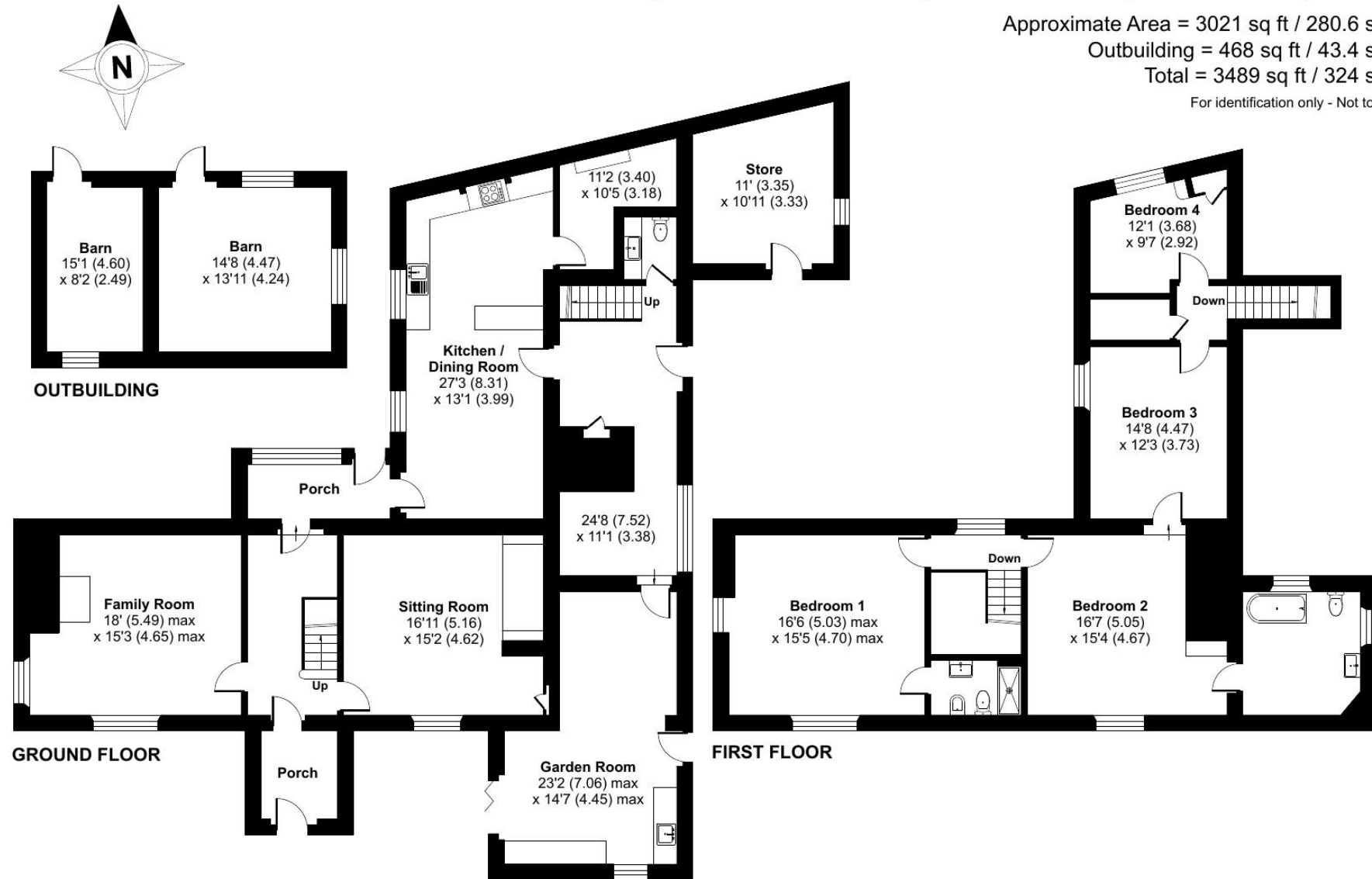
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Approximate Area = 3021 sq ft / 280.6 sq m

Outbuilding = 468 sq ft / 43.4 sq m

Total = 3489 sq ft / 324 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1144559

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

SERVICES – Mains electricity, water, drainage, oil heating

EPC RATING – n/a

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - G £3,502.93 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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