



Rose Farm, West End

Nailsea, Bristol

An exquisitely renovated 5-bedroom detached farmhouse set in a wonderful rural location on the outskirts of the popular village of Nailsea. It has spectacular views, garaging and is conveniently close to local facilities, excellent schooling, city, country and coast.

EPC Energy Efficiency Rating: E

Council Tax: G £3,609.92

Services: Mains Electricity, Water, Drainage. LPG gas

- Approx 2,588 sq. ft. well planned accommodation
- Beautifully renovated and restored traditional farmhouse
- Light filled home with classic features
- Fantastic open plan siting/dining/living room with high specification kitchen
- 5 bedrooms and 2 bathrooms (1 en-suite)
- Set in 1/3 of an acre grounds with fabulous rural views
- Garage/barn and driveway parking
- Popular location ideal for easy access to Bristol Airport/M5/mainline railway services







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Rose Farm is a traditional somerset farmhouse that is believed to date back to the 1600's. It has been lovingly refurbished and restored by its current owners, using high-quality craftsmanship and top-end fixtures and fittings including a stunning Neptune kitchen. Seamlessly blending contemporary styling and modern comforts with traditional farmhouse features they have created an exceptionally attractive and welcoming family home.

In addition, its location, tucked away in a rural yet not isolated hamlet within walking distance of both Nailsea and Clevedon, offers excellent facilities and connectivity, making this a home that is sure to attract attention.

Rose Farm is a traditionally built, classic farmhouse with gorgeous, whitewashed stone walls and a tiled roof. Sitting centrally in its plot of approximately 1/3 of an acre, it is totally private and not overlooked. A welcoming front door leads directly into the panelled hallway with a lovely, beamed ceiling. To the left is a large, practical boot room with ample storage for coats and shoes. Turning right leads into the elegant reception hallway with a downstairs cloakroom and a cupboard nook under the stairs, ideal for an office or library. It also features built-in cupboards and fitted shelving.

A latched door leads through to the gorgeous sitting room, which boasts parquet flooring and a log burner tucked into an inglenook fireplace with an original oak lintel. Deep recessed windows flood the room with light, and the original elm beams add extra character to this comfortable space. There is also, built in behind attractive panelling, an entire wall of neatly hidden storage making this room very practical as a family space.

Returning to the hallway a doorway leads through to a handsome study which is fully fitted with custom shelving and a desk that offers spectacular views of the surrounding countryside.



The ground floor accommodation is completed by a magnificent kitchen/dining/family room. This stunning family space features a window that captures a wide-angled panoramic view of the surrounding countryside. It has a double height beamed and vaulted ceiling, together with underfloor heating and an inglenook fireplace with a log burner, making it practical and cosy in any weather. Zoned into three areas, there is a dining space with plenty of room for a large farmhouse table, a living area with a log burner, and the vaulted kitchen area, which is fully fitted with a bespoke, hand-built Neptune farmhouse-style kitchen. The oak units are perfectly offset by honed granite worktops and include high-quality features such as built-in wooden blocks, tongue-and-groove panelled walls, and a generous built-in pantry. There is also a built-in breakfast bar, an integrated dishwasher, and space for a range cooker and fridge/freezer. To the rear, a practical utility room provides space for a freezer, washing machine, and tumble dryer.



Upstairs, there are five beautiful bedrooms, each with its own character and charm. They are all light-filled, with many featuring fitted wardrobes, extra cupboards, stripped floorboards, and lovely open rural views. The principal bedroom has magnificent views, neatly concealed cupboards, and a fully tiled ensuite bathroom with a walk-in shower and heated towel rail.

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Outside

Rose Farm is set fairly centrally within its gardens, which measure just over 1/3 of an acre. Mature planting, including Yew tree hedging, ensures the property is very private. Outside, there is a gravelled drive offering ample parking and a large lawned area. A vegetable garden to the side features a chicken run and provides plenty of scope for development, should the new owner wish to pursue it. A terrace adjacent to the house offers the perfect space for enjoying a morning coffee, and there is a large barn/garage. Additionally, an elevated treehouse adds a fun element to the property and offers spectacular views.

Location

West End is a small hamlet located within walking distance of the town of Nailsea. It has an excellent range of amenities including a library, health and sports centres/clubs and churches along with schooling from infant to senior level. There are good shopping facilities, including a Waitrose supermarket, within the Crown Glass pedestrian shopping centre, along with various pubs, cafes and restaurants. Mainline train services are available from Nailsea & Backwell Station (London Paddington from 122 minutes) with a regular service to Bristol and beyond. It is also close to Junction 20 of the M5 (Clevedon) and also Bristol Airport.



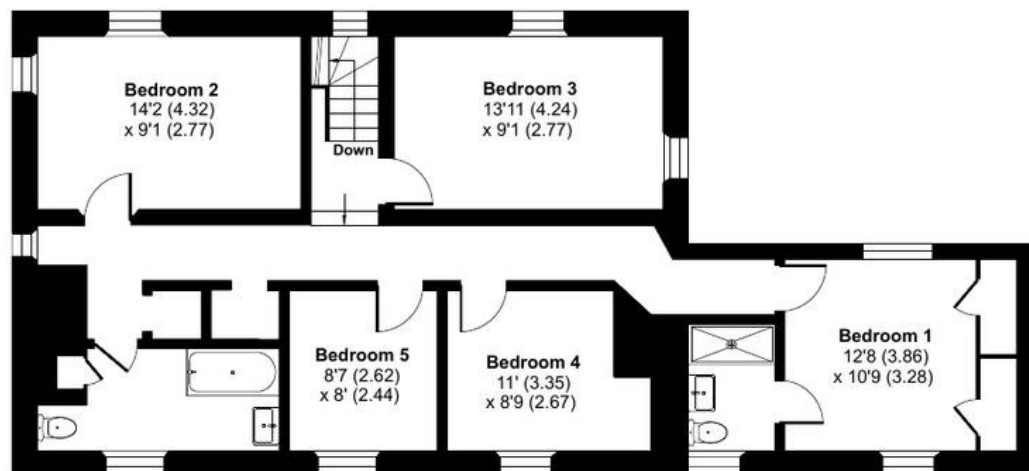
Rose Farm, West End, Nailsea, Bristol, BS48

Approximate Area = 2588 sq ft / 240.4 sq m

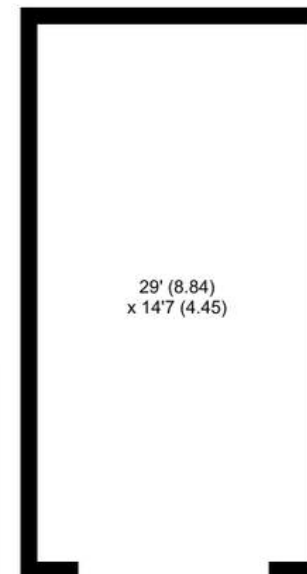
Outbuilding = 425 sq ft / 39.4 sq m

Total = 3013 sq ft / 279.8 sq m

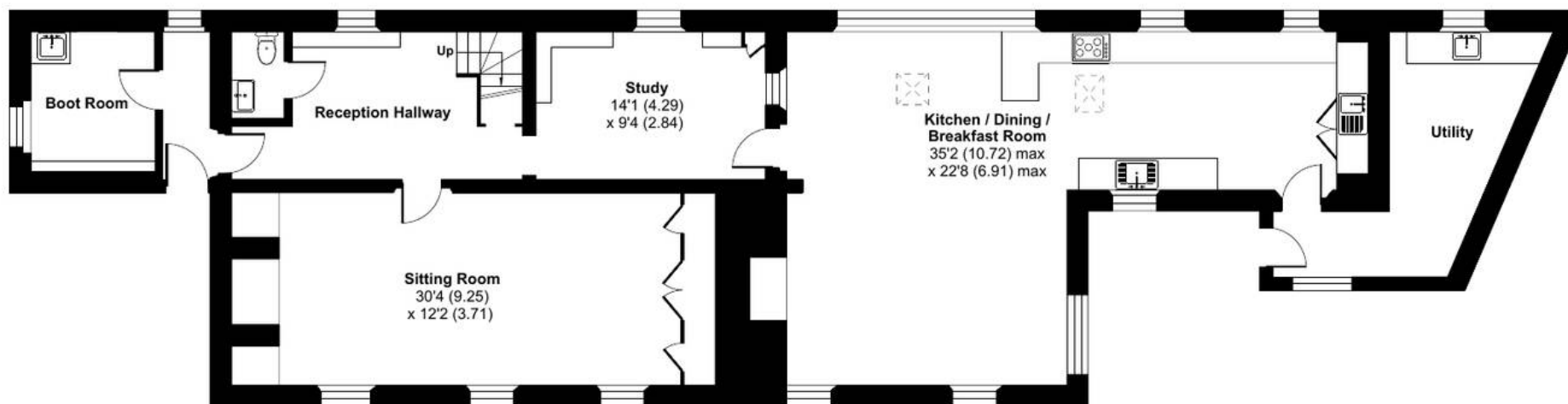
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



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: 1179992



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