



Macaquarie Farm House
5 Macquarie Farm Close, North End, Yatton, Bristol, BS49 4RQ

Robin King | Estate Agents

MACQUARIE FARM HOUSE, 5 MACQUARIE FARM CLOSE, YATTON, BRISTOL, BS49 4RQ

A substantial, four double-bedroom, Grade II listed detached farmhouse set within very private grounds approaching half an acre. It offers ample accommodation, potential for dual occupation, an attic floor ready to be developed, lovely gardens, garaging, and easy access to Bristol and beyond.

APPROX 3,796 SQ FT OF FLEXIBLE FAMILY ACCOMMODATION • 4 BEDROOMS, 3 BATHROOMS • 5 RECEPTION ROOMS • 2 SPACIOUS FARMHOUSE STYLE KITCHENS • POTENTIAL FOR DUAL OCCUPATION • AN ADDITIONAL 784 SQ FT ATTIC FLOOR THAT HAS BEEN PARTIALLY RENOVATED WITH 5 LARGE ROOMS • BARN OUTBUILDINGS OFFERING STUDIO POTENTIAL • CENTRAL VILLAGE LOCATION • POPULAR VILLAGE WITH WELL REGARDED JUNIOR SCHOOL • IN CATCHMENT FOR BACKWELL SECONDARY SCHOOL • MAINLINE RAILWAY SERVICES WITHIN 0.4 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT WITHIN 10.4 MILES • M5 MOTORWAY WITHIN 4.1 MILES AT JUNCTION 20 IN CLEVEDON (ALL APPROX.)

Macquarie Farm House is a one-of-a-kind property which comes to the market for the first time in 28 years. Lovingly restored by its current owners, great care has been taken to retain the historic roots by repurposing existing materials and sourcing others to fit the period, all while using traditional methods. The result is a truly unique property with an abundance of features: latched doors, gorgeous bay sash windows with shutters, several fireplaces featuring refurbished period ranges and bread ovens, original wooden floorboards, and flagstones throughout the ground floor, to name but a few.

The origins of the house are believed to date back to the 1700s, and it has had a rich history over the years. On the first floor, there is a Quaker meeting room, now converted into the principal bedroom and ensuite. It is believed that three families lived here. More recently, it has been used for dual occupation by the current owners.

Entering the property through an original front door into the hallway it has room for coats and shoes. To the right is the formal drawing room.





With an original hobgrate range and rustic floorboards this room has all the elegance and proportions of the Georgian period. It is beautifully complimented on the right by a less formal sitting room again with gorgeous arched bay windows and a lovely original inglenook fireplace with wood burner.

Behind here to the left is access to the independent accommodation which provides a dining room (formerly the bakehouse) and then steps down to a lovely traditional farmhouse style kitchen/breakfast room. With flagstone flooring, magnificent, beamed ceilings and bespoke custom-built units it also offers space for a cooker, a generous larder and ample space for a dining table. To the rear is a small shower room and a stable door to an enclosed courtyard garden with bricked well under the paving.

Returning to the hallway there are two further reception rooms one currently arranged as a music/family room and another as an office. An inner hallway then leads on to a second, really spacious family kitchen which is currently arranged with free standing furniture and has plumbing for a dishwasher and washing machine. Courtyard and garden access from here takes you through to what was the threshing barn together with another barn with loft above which due to Velux conservation windows is light and would make a fantastic studio.

A wide Georgian staircase rises to the first-floor accommodation where you will find the first of four bedrooms, which as a former Quaker meeting room, has high ceilings. A matching en-suite bathroom with roll top bath with shower over, feature fireplace has Jack & Jill access to bedroom two. Two further generous bedrooms are served by a second bathroom, again with roll top bath.

Rising from the landing there is a further set of stairs which lead to the attic floor which comprises of a further 784 sq ft spread over five rooms. Partially renovated by the current owners it is ready for the next owner to add the finishing touches.





Outside – Macquarie Farm House is set in a tucked away location in grounds approaching 1/2 an acre. It has several distinct areas including two courtyards, a more formal front garden with mature borders with pretty plants and shrubs and a woodland wildlife garden to the rear which is surrounded by gorgeous mature trees including many different varieties of fruit tree. There is also a pond, rockery area, lean-to greenhouse and a very attractive vined courtyard to the left of the house. A double garage to the front of the property has off street parking for several cars in front of it.

Location – The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service and has regular trains to both Bristol and London.





Macquarie Farm Close, North End, Yatton, Bristol, BS49

Approximate Area = 3796 sq ft / 352.6 sq m

Attic = 784 sq ft / 72.8 sq m

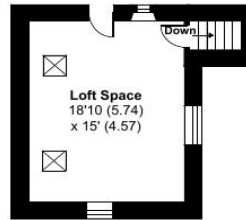
Garage = 326 sq ft / 30.2 sq m

Outbuildings = 142 sq ft / 13.1 sq m

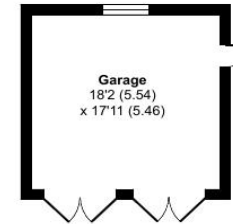
Barn = 750 sq ft / 69.6 sq m

Total = 5798 sq ft / 538.6 sq m

For identification only - Not to scale

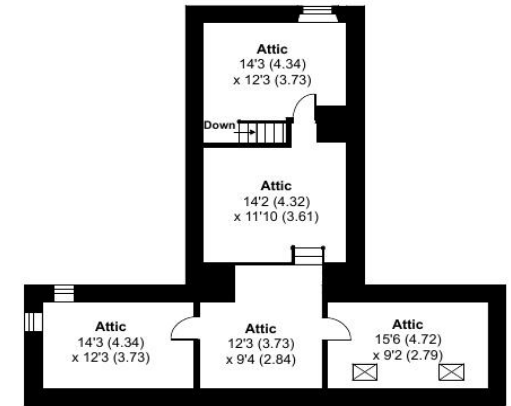


FIRST FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Robin King LLP. REF: 1146143

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

DIRECTIONS – From Robin King turn left on to High Street and then right on to the Bristol Road A370. After 0.2 mile turn left onto Smallway B3133 and continue for 1.9 miles. Turn left onto Macquarie Farm Close. The driveway to number Macquarie Farm House is tucked to the between number 3 & 6.

SERVICES – All mains services

EPC RATING – n/a

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND – F £3,124.78 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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