



Leamon Farmhouse, The Street, Compton Martin



# Leamon Farmhouse, The Street, Compton Martin, Bristol, BS40 6JF

- Detached Property Circa 3387sq.ft
- Fabulous Grounds Circa 1 Acre
- Stunning Views towards the Coombe
- Three Reception Rooms with Underfloor Heating
- Kitchen with Lantern Ceiling
- Six Double Bedrooms - 3 with Ensuites
- Luxury Family Bathroom
- Recently Upgraded to a High Standard
- Electric Gates with Paved Driveway
- Double Garage with Ample Parking



## STUNNING HOME WITH BREATHTAKING VIEWS!

Leamon Farmhouse is a beautifully presented, extended mid-century home offering generous space, stylish interiors, and unbeatable views. Inside, the property boasts a bright open plan kitchen/dining/family room with bi-folding doors onto a large sunny terrace which is perfect for entertaining, seamlessly blending indoor and outdoor living.

There is a separate large sitting room with a bay window overlooking the front garden and wooden flooring, together with a wood burning fire – perfect for family get togethers, as well as a separate snug also with a large bay window and wood burner.

The quality kitchen has ample cupboards and integral appliances with a central island and a stunning lantern roof. Leading from the kitchen is a very useful utility/boot room with a range of cupboards and direct access to the garden - so handy after a muddy walk!

Upstairs is a spacious landing from which all the six bedrooms flow nicely. The principal bedroom has a stylish ensuite and fitted wardrobes, two further double bedrooms have their own ensuites plus three further double bedrooms which share the stunning family bathroom. There is ample storage too!

This family home is presented beautifully – it is pristine! Set within approximately one acre of beautifully landscaped gardens, it offers exceptional space and privacy and views across the Coombe and towards the Mendip Hills. A charming feature of the garden is the tranquil Eyrie - a peaceful spot to unwind with your morning coffee or a glass of something chilled while taking in the stunning surroundings.

Accessed from the driveway is an integral double garage and ample parking on a block-paved driveway, all secured by electric gates.

A RARE FIND - VIEWINGS ARE HIGHLY RECOMMENDED!





The village of Compton Martin lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub!

The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes.

A village Post Office offers a great convenience, with neighbouring Harptree Villages and the village of Ubley providing good schooling.

The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via 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.











## ROOM DIMENSIONS

### Ground Floor

ENTRANCE HALL 13'0" x 8'6"  
 SITTING ROOM 15'7" x 19'8"  
 DINING/FAMILY ROOM 24'6" x 17'4"  
 SNUG 11'3" x 13'0"  
 KITCHEN 12'6" x 13'7"  
 UTILITY 11'2" x 11'5"  
 LOO 3'5" x 6'0"  
 DOUBLE GARAGE 18'7" x 19'6"

### First Floor

BEDROOM 1 15'8" x 12'4"  
 ENSUITE 9'2" x 6'0"  
 BEDROOM 2 15'2" x 11'5"  
 ENSUITE 9'3" x 6'0"  
 BEDROOM 3 16'2" x 9'4"  
 ENSUITE 4'5" x 7'0"  
 BEDROOM 4 10'2" x 13'7"  
 BEDROOM 5 11'4" x 10'8"  
 BEDROOM 6 9'8" x 8'3"  
 BATHROOM 8'0" x 6'2"

### Outside

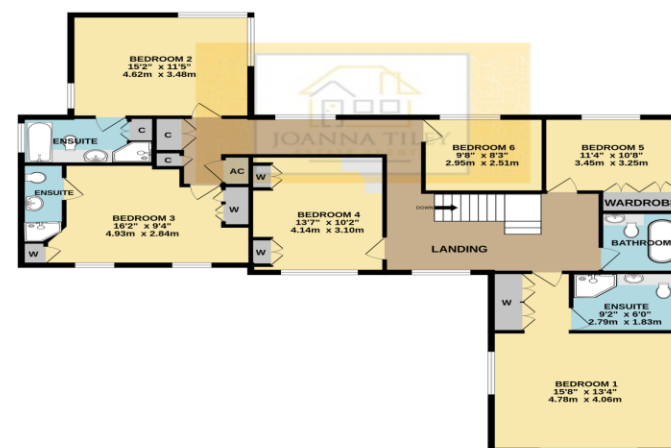
GARDEN STORE 8'3" x 15'0"  
 EYRIE & SUN TERRACE 14'10" x 9'2"

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1708 sq.ft. (158.7 sq.m.) approx.



FIRST FLOOR  
1458 sq.ft. (135.5 sq.m.) approx.



OUTSIDE  
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 3387 sq.ft. (314.7 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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