



## Old Manor Farm Ingst Hill, Olveston, South Gloucestershire BS35 4AP

Offers in excess of £800,000 Freehold

OFFERS IN EXCESS OF £800,000. Old Manor Farm is a magnificent detached, period, stone built South Gloucestershire farmhouse set in a delightful rural setting backing onto open farmland. Dating back in parts to the early 17th Century, the house was later extended in the 18th century and still retains many of its original features such as flagstone floors to the front dinning room and entrance halls, open fires to the principle reception rooms and an impressive oak staircase and stained glass window. Formerly a working farm, the house has been extensively and sympathetically modernised in recent years by the current owners to provide for comfortable family living over three floors. Standing in mature gardens and paddock land of over one acre, the owners have recently constructed a swimming pool with separate pool/changing room. An area of fenced pasture land beyond the swimming pool provides an ideal facility for those looking for a pony paddock or children's play area.



6



4



3



Parking



Mature garden



One of the notable features on the ground floor is the large open plan garden room to the rear of the house, which has attractive flagstone floors with under floor heating and full height glazed windows overlooking the south-facing rear garden and expansive patio area. The ground floor further includes two reception rooms with attractive open period fireplaces and original timber and flagstone floors as well as a cosy family snug with a wood burning stove.

The farmhouse style kitchen is located to the rear of the house and overlooks the side and rear gardens with far reaching views towards the Severn estuary. In recent years the kitchen has been modernised throughout to include an impressive Chalon Kitchen with a mixture of timber block and black granite work surfaces and an attractive slate floor. There is also a four-oven, oil fired Aga. The kitchen features a walk-in larder fridge to one end. In addition there is a separate utility/ laundry room ideal for cloaks and boots with two Worcester oil fired boilers supplying the central heating and domestic hot-water. A cloakroom is located just off the rear reception hall.

The original oak staircase leads to the first and second floor accommodation, which comprises master bedroom with ensuite bathroom plus five further double bedrooms, one of which could provide for a large loft studio/games room. In addition, there is a spacious family bathroom and separate shower room.

Externally, the house enjoys a large secluded south facing patio, which runs into a lawned garden with mature shrubbery, flower and rose beds providing an ideal area for external dining. Beyond the garden lies a (10 x 5 meter) heated outdoor swimming pool, with detached pool/changing room. The pool is heated by an air source heat pump and has an electric, retractable safety cover. There is also a useful outside storage room. To the front of the house is a further mature walled garden and an attractive cobbled driveway allowing for ample hard standing with detached garage. An automated entrance gate opens onto Ingst Road. The house is well placed for a selection of both private and top state schools, including Tockington Manor prep school, Marlwood and Castle Secondary Schools.

## LOCATION

Old Manor Farm is conveniently location between the historic villages of Olveston, Pilning and Aust close to the Old Severn Bridge, providing easy access to the M48, M4/M5 motorway networks. At the same time it is only 10 minutes from Cribbs Causeway. Although situated near to the M48, the latter passes through a deep cutting and so any noise is minimal.

## DIRECTIONS

Directions: Travelling northwards through the village of Olveston on Aust Road (leave the church on your left hand side) turn left after approximately 0.5 mile into Ingst Road. As a point of reference there is a house located on the junction. The junction has a blue road sign stating Severn Bridge. Follow this road for 1 mile passing over the M48 Motorway; Old Manor Farm is then the second entrance on your left hand side with black automated gates.

