



Triangle Farm Cottage
Back Lane, Kingston Seymour, BS21 6XB

debbie fortune



Triangle Farm Cottage

Back Lane

Kingston Seymour

BS21 6XB

A substantial and charming Somerset Farm house constructed of beautiful local stone with a fabulous clay tiled roof, occupying a privileged position just of the triangle in the much sought after village of Kingston Seymour.

- Substantial Stone built cottage
- Central village location
- Three wonderful reception rooms
- Five bedrooms/two bathrooms
- Fitted traditional kitchen with Aga
- Host of original features
- Gorgeous cottage garden
- Parking and integral garage
- In need of moderate updating
- No onward chain

Price £599,950

DESCRIPTION

The handsome wisteria clad facade of this 17th/18th century farmhouse is the very epitome of the chocolate box English country home with its white washed stone walls and gorgeous clay tiled roof, beautifully positioned behind its enchanting cottage garden.

Internally the property displays an abundance of original character features including exposed wooden beams, ledge and brace doors and a rebuilt fireplace. As is traditional in a Somerset Long House one end of the property original housed livestock but has now been skilfully incorporated into the main body of the home creating further living space.

The accommodation in brief comprises; sitting room with a wonderful wood burning stove, dining room, study, kitchen/breakfast room (complete with Aga), utility room and downstairs cloakroom on the ground floor and five double bedrooms. There is also a spacious family bathroom, featuring a lovely period claw foot bath and a separate shower room. The large galleried landing also provides an additional seating area to relax and unwind.

The stunning walled cottage garden is a particular feature of the property, basking in its glorious south facing aspect it displays a well stocked plethora of traditional English flowers and herbaceous borders along with several feature trees and a pretty stone paved terrace which leads out onto a finely manicured level lawn with a greenhouse, gardeners shed and summer house. A side gateway provides access out to the road and there is also a useful outside tap.

To the rear of the property is a smaller yet productive rear garden that features a further green house and several mature specimen trees. There is access via wrought iron gates into a tarmac driveway and parking for several vehicles along with access to the integrated garage which has an up and over garage door and pedestrian door providing access to the inside of the house.

This delightful period home is at least 230 years old and is reputed to be one of the oldest original buildings of the historic village of Kingston Seymour and proudly enjoys its privileged position overlooking the parish green in this wonderfully traditional Somerset Village.

We have noticed ... This gracious Somerset farmhouse has all the charm and character one could wish for, with its wonderfully fragrant cottage garden and atmospheric original features. Now requiring just a little sensitive updating it presents itself as a quite unique opportunity to blend all that is so appealing about a traditional period home with some sympathetic modern day refinements and thus breathing new life into this wonderful family home for many years to come.

DIRECTIONS

Travelling on the B3133 from the outskirts of Yatton towards Clevedon, turn left at Kingston Bridge just past The Bridge Inn towards Kingston Seymour. Continue over the bridge into the village and, at the village triangle, take the right turning into Back lane and Triangle Farm Cottage is the first house on the left with a Debbie Fortune Estate Agents 'For Sale' Board.

SITUATION

The village of Kingston Seymour is an attractive and sought after hamlet between the North Somerset village of Yatton and the Victorian seaside town of Clevedon. A quintessential English country village, with its village green, ancient church and village hall, it is surrounded by countryside with lots of walks and a rural atmosphere, yet Yatton and Clevedon are only a short drive away. Yatton boasts an excellent range of shopping, social and recreational facilities, a bus service to Clevedon and Weston-super-Mare, and a mainline railway station giving access to Bristol and on through the UK. On the other side of Yatton is Cadbury House with its hotel, restaurants, health club and spa. Kingston Seymour also has its own well stocked fishing lakes and has won the 'Best Kept Village Award' on a number of occasions plus a 'National Community Village' award. There is an infants and junior school at nearby Yatton, with secondary schooling at Backwell. Private schools are in the area, at Wraxall, Bristol, Sidcot and Wells. The nearest motorway interchange is at Clevedon, giving national motorway access, and Bristol Airport to the east is some 15-20 minutes drive away. There is also convenient train access to London as well as direct coach pickup point for both junior and senior schools just 1 minute walk from the cottage.

EPC rating F

PROPERTY DETAILS

ENTRANCE PORCH

Quarry tiled floor, windows to side.

Front door to:

ENTRANCE HALL

Parquet flooring, two wall light points, radiator, door to garage.

DINING ROOM

13' 1" x 12' 8" (3.99m x 3.86m)

Upvc double glazed bow window with deep sill overlooking the front garden, exposed beam, double radiator, two wall light points.

SITTING ROOM

19' 4" x 13' 0" (5.89m x 3.96m)

Upvc double glazed bow window with deep sill overlooking the front garden, upvc double glazed door to the front, feature fireplace incorporating wood burning stove with substantial beam over, double radiator, TV point and satellite TV, two wall light points, exposed beam.

STUDY

13' 5" x 10' 8" (4.09m x 3.25m)

Dual aspect upvc double glazed windows to the front and side, telephone point, radiator.

KITCHEN/BREAKFAST ROOM

31' 10" x 7' 5" (9.7m x 2.26m)

Fitted with a comprehensive range of limed oak wall and floor units incorporating wine racks, dresser, plate rack etc with wood trimmed worktops over and tiled surrounds, 1 1/2 bowl sink unit with brass mixer tap over. Dual aspect upvc double glazed windows to side and rear. Also included is a range of integrated appliances comprising dishwasher, oven with hob and extractor over and cream Aga. Ceramic tiled floor.

BREAKFAST AREA

Upvc double glazed window to rear, radiator, serving hatch to dining room, telephone point.

Door to:

REAR LOBBY

ceramic tiled floor and tiled walls to dado height, door to rear gardens.

UTILITY ROOM

Belfast sink, wall and floor cupboards, plumbing for washing machine, space for tumble dryer and Viessmann gas -LPG- fired central heating boiler, worktop over, upvc double glazed window to side. Ceramic tiled floor.



CLOAKROOM

White suite comprising low level WC, wash hand basin with tiled splashback, cupboards below, ceramic tiled floor, radiator, radiator, upvc double glazed window to the front.

Return staircase from hallway to:

FIRST FLOOR LANDING

Half landing, circular window, display shelf and upvc double glazed window to the rear.

LANDING AREA

12' 4" x 7' 4" (3.76m x 2.24m)

Two radiators, upvc double glazed window to the rear, built-in linen cupboard, exposed beams, shelved airing cupboard.

MASTER BEDROOM

18' 5" x 13' 0" (5.61m x 3.96m)

Two upvc double glazed windows with deep sills overlooking the front gardens, range of built-in wardrobes to one wall, two double radiators, shaver point, exposed beams.

BEDROOM TWO

10' 8" x 13' 5" (3.25m x 4.09m)

Upvc double glazed window with deep sill overlooking the front, double radiator, hatch to boarded loft space, exposed beam, range of built-in wardrobes and cupboards to one wall.

BEDROOM THREE

13' 7" x 13' 0" (4.14m x 3.96m)

Upvc double glazed window with deep sill overlooking front garden, double radiator, hatch to boarded loft space.

BEDROOM FOUR

13' 7" x 7' 4" (4.14m x 2.24m)

Upvc double glazed window with deep sill overlooking rear gardens, double radiator, built-in vanity unit with wash hand basin and cupboards below, exposed beams.

BEDROOM FIVE

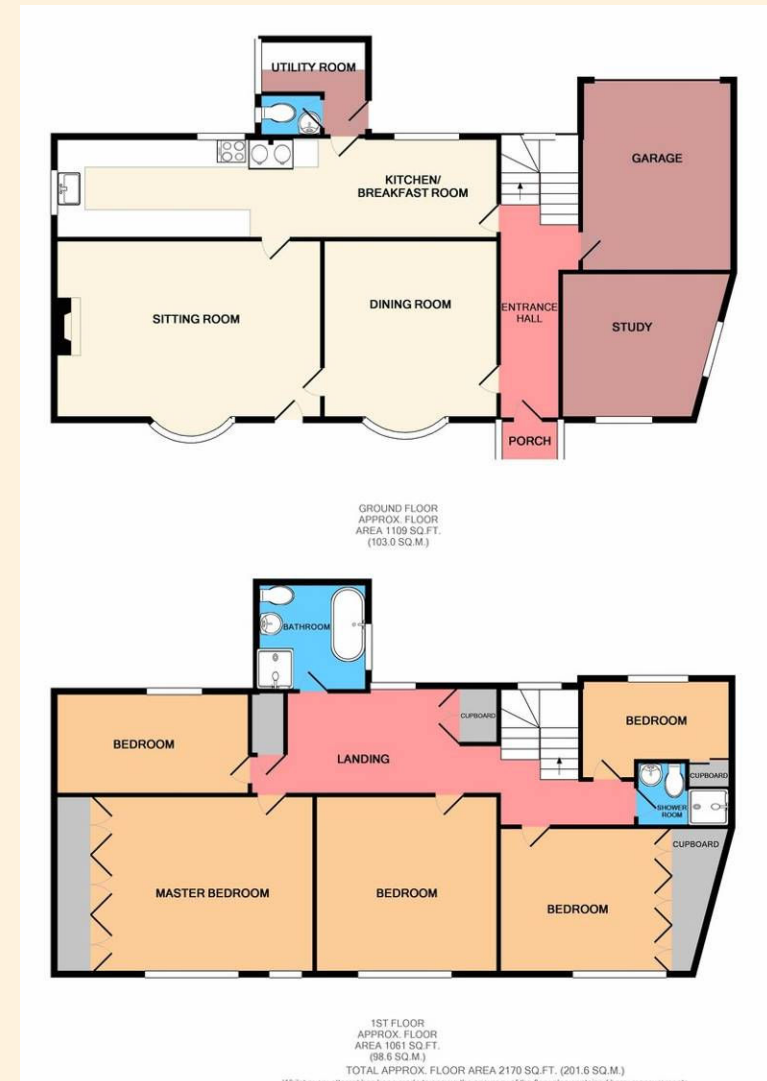
13' 1" x 6' 8" (3.99m x 2.03m)

Upvc double glazed window to the rear, radiator, built-in wardrobe.

FAMILY BATHROOM

Fitted with a Victorian style white suite comprising rolled edge claw foot freestanding bath with Victorian style taps and shower attachment, low level WC, bidet, pedestal wash hand basin, fully tiled double shower cubicle housing shower, double radiator, heated towel rail, hatch to loft space, wood panelled walls to dado height. Upvc double glazed obscured glass window to the rear.

Floor Plan



debbie fortune ESTATE AGENTS

High Street, Congresbury,
Bristol BS49 5JA

Tel 01934 862370 www.debbiefortune.co.uk



SHOWER ROOM

White suite comprising low level WC, wash hand basin, tiled surround, shelving, lighting over mirror, fully tiled large shower cubicle housing Mira shower, extractor, wood panelled walls to dado height, shaver point.

OUTSIDE

This landscaped 'cottage style' gardens measure to 1/4 acre in total.

To the front bounded by fencing and natural stone walling, laid mainly to lawn with well stocked shrub and flower borders, stone paved seating areas and pathways and several mature trees. pedestrian access to the side via a wooden gateway leads to a paved area bounded by walling with lean-to greenhouse and outside water tap.

This completely enclosed rear garden is again bounded by walling and fencing, with several feature trees including weeping willow, well stocked beds, herbaceous border and paved patio area. Also included in the sale are a wooden summerhouse and garden shed. Wrought iron gates lead to the tarmac driveway providing parking for several vehicles.

DOUBLE GARAGE

Up/over door light and power.



