



Yew Tree Farm

Yew Tree Farm, Northwick, BS41 8NP

debbie fortune





# Yew Tree Farm

## Northwick

### Bristol

#### BS41 8NP

- A beautiful period home
- Bursting with period charm and character
- Grounds approaching 4.5 acres
- Immaculately presented throughout
- Large detached two barn conversion
- Beautiful gardens and swimming pool
- Within easy commuting distance of Bristol
- Chew Valley school catchment area

Price Guide £1,500,000



#### DESCRIPTION

Set elevated in grounds approaching 4.5 acres this detached Farm House offers some of the most extensive accommodation that we have seen in a long time. Yew Tree Farm, which dates back to the 17th Century, is positioned in the ever popular village of Northwick, just minutes from Bristol yet completely surrounded by some of the most beautiful countryside you will find in the region. The property, which isn't listed, has been renovated to a superb standard throughout and also boasts a wonderful Barn Conversion, swimming pool, rolling gardens and paddocks and yet still offers further potential if any new owner desires.

The main Farmhouse is entered either at the front or to the side of the building. The side entrance is the more frequently used entrance and is made up of an oak framed structure which allows light to flood into some of the downstairs accommodation. The ground floor comprises a beautiful traditional kitchen which also allows space for a dining table, an adjoining sun room which offers an outlook over the side gardens, a wonderful sitting room with feature fireplace and gorgeous flag stone flooring, as well as a large separate dining room. with gorgeous flag stone flooring! The ground floor is completed with a good sized family room and large study and a really useful separate utility room which is found just off of the aforementioned reception hall.

The first floor is equally as good! Five very good sized bedrooms are all accessed from a twisting landing and each bedroom enjoys its own unique outlook over the property's gardens and countryside beyond. The master bedroom is particularly impressive and of a very good-size; the bedroom also benefits from a beautiful ensuite bathroom and separate dressing room. Four further bedrooms are serviced by a beautiful four piece family bathroom. The final sixth bedroom in the main house is found on the second floor and is also of a good size, benefiting from its own ensuite shower room.

#### Our vendor says ...

Yew Tree Farm has been a fabulous family home set in a rural idyll on Bristol's doorstep.

#### We have noticed ...

Yew Tree Farm is a wonderful period home. The property comes highly recommended!

There is also further potential to convert another sizeable barn, with current planning permission, which could create a further rental asset or even extra accommodation for growing families.

During their 15 year ownership the current vendors have restored and renovated a former outbuilding into a superb detached barn conversion. The barn is deceptively spacious and boasts a large living area and modern fitted kitchen, a pristine shower room and large room which is currently used as a gym. There really are so many potential uses for the barn, space for guests and family, a home office or, with the relevant permission for change of use, a rental income. n

The gardens at Yew Tree Farm run to both the front, sides and rear of the main farmhouse. The gardens are mainly laid to lawn but also feature an array of mature flower and shrub borders. To one side of the property there is the added bonus of a heated swimming pool and raised decking area which is the perfect spot for entertaining and enjoying the surrounding views.

And yet there is more! The property also benefits from a series of paddocks which offer the opportunity for keeping livestock at Yew Tree Farm, the land is well maintained and securely fenced as well. At the entrance to one of the paddocks there is a large detached hay barn which is perfect for storing both garden and agricultural equipment.

The property is completed with a sweeping driveway, ample off street car parking for multiple vehicles and an open parking barn as well.





## SITUATION

Northwick is situated in the parish of Chew Magna, in the northern part of the Mendip Hills, between Bristol and the Chew Valley Lake. The city of Bristol is only four miles away and Bath is twelve miles to the west. The village of Chew Magna was voted in 2011 top out of the twelve best villages in the UK in a survey featured in the Sunday Times. Surrounded by rolling hills, this Bath & North East Somerset village ([www.chewmagna.org.uk](http://www.chewmagna.org.uk)) can trace its history back to Saxon times, and is popular with those who wish to escape from the city but have easy access to their place of work, being only 10 miles from Bristol, with its International Airport, mainline railway links and the M5 and M4 motorways. The picturesque countryside of the Mendips and the beautiful Chew Valley and Blagdon lakes are no more than a few miles away, and to the east is the Roman City of Bath, about a 30 minute drive away. The excellent local amenities include nearby schools, four pubs, bank, a supermarket, nursery and an area of shops including a post office and cafe. The area around is well known for its beauty, activities and attraction. The Chew Valley and Blagdon lakes provide a host of activities whilst the nearby Mendips are popular and boast great walking, riding and unspoilt nature.

## DIRECTIONS

Travelling from Chew Magna to Stanton Drew along the B3130, turn left on to Norton lane, continue along this road past the junction, where it joins on to Northwick Road, once on Northwick road continue past the first right hand turning, the property is the second on the right hand side.







EPC rating: E



debbie fortune ESTATE AGENTS

9 South Parade, Chew Magna,  
Bristol BS40 8SH

Tel 01275 333888 [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of or agent of or consultant to Debbie Fortune estate agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ. 4. It must not be assumed that the property has all the required planning or building regulations consent and that appliances referred to in the details are in safe and working order.









