



Bagstone Court Farm

Bagstone Road, Bagstone, Wotton-Under-Edge, GL12 8BD



Bagstone Court Farm

Bagstone, Wotton-Under-Edge

FOR SALE

A rare opportunity to occupy this exceptional example of a Grade II* period farmhouse with origins as far back as the 14th Century. Complete with paddock and beautiful courtyard gardens.

- Grade II* Listed
- Five bedrooms
- Three reception rooms
- Utility & Study
- Attractive gardens & Paddock
- Outbuilding with development potential (STP)
- Within easy reach of M4 & M5 motorways
- Close to local market towns

• £725,000



Hartley House, Badminton Road, Old Sodbury
South Glos, BS37 6LX
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Description

Dating as far back as the medieval period, Bagstone Court Farmhouse stands at the end of a sweeping driveway standing proudly in front of its paddock with its private gardens to both sides of this impressive farmhouse.

Accommodation

Enter either formally through the front door into the beautiful flagstone hallway offering access to the kitchen/dining room, lounge, sitting room and office or as the present owners do, enter via the spacious utility room then offering access to downstairs cloak with wet room shower.

The kitchen and dining room are everything you would expect in a farmhouse and more. Beams, inglenook fireplace, space for range with the benefit of French doors to one of your gardens, this is the pretty courtyard garden.

Bagstone Court Farmhouse has a galleried landing providing access to the master bedroom, another double bedroom and family bathroom. The playroom with vaulted ceiling offers access to two further bedrooms and shower room with WC finished to the highest modern specification. To the second floor you will find the fifth bedroom.

The garden is mainly laid to lawn and is accessed through a wooden door at the side of the house, secluded with your paddock beyond. The Bake house offers the new owners opportunity to add value. Planning was previously granted to convert into a two bedroom separate annex.

Directions

From the M5 Junction 14 exit, head along the B4509 towards Tortworth. Turn right onto Wotton Rd and continue for approximately 4 miles. The property can be found on your left on Bagstone Rd.

Location

Bagstone is a rural location to the northeast of Bristol and to the east of the M5 and A38, circa 4.5 miles from M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. The nearby market towns of Chipping Sodbury, Thornbury and Wotton-under-Edge all provide excellent shopping facilities and amenities. You will not be short of very good, local secondary schools with The Winterbourne International Academy and Katharine Lady Berkeley in Kingswood.

Viewing

Strictly by appointment with David James & Partners
Tel: 01454 320144

Tenure

Freehold with vacant possession

Local Authority

South Gloucestershire Council
Tel 01454 868686

Council Tax Band

Band E

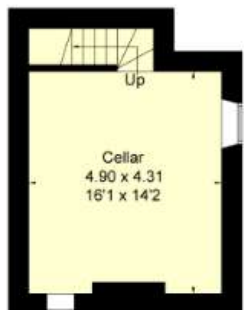
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James & Partners or the vendor or his solicitor.

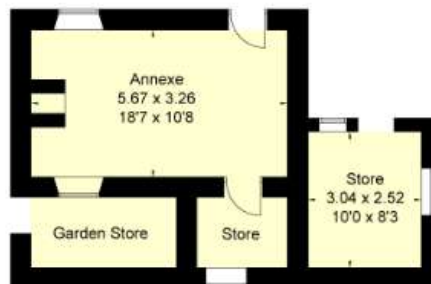
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

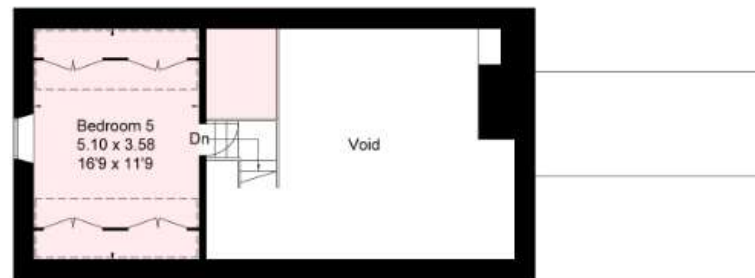
FLOOR PLAN



Cellar



(Not Shown In Actual Location / Orientation)
Outbuilding



Second Floor



Ground Floor



First Floor







Our Roots go Deep in Property



Auctions



Planning &
Development



Environmental



Rural
Property agents



Valuations



Taxation



Building/
Design

DAVID
JAMES
& PARTNERS

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