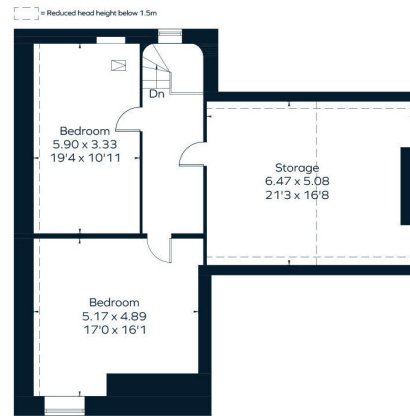
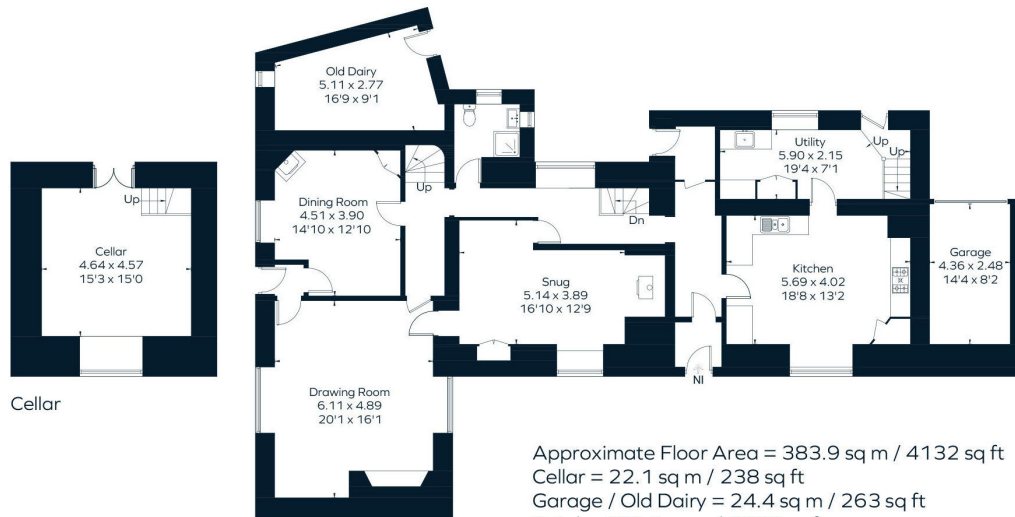


First Floor



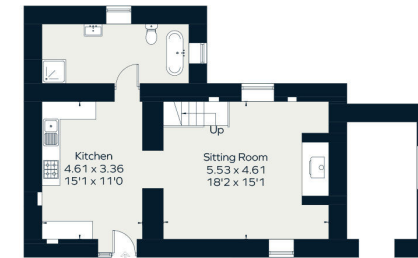
Second Floor



Cellar

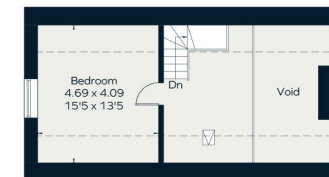
Ground Floor

Approximate Floor Area = 383.9 sq m / 4132 sq ft  
 Cellar = 22.1 sq m / 238 sq ft  
 Garage / Old Dairy = 24.4 sq m / 263 sq ft  
 Total = 430.4 sq m / 4633 sq ft



Annexe - Ground Floor  
(Not Shown In Actual Location / Orientation)

 = Reduced head height below 1.5m



Annexe - First Floor

Annexe = 90.6 sq m / 975 sq ft (Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86508

# Street Farm, The Street, Alveston, South Gloucestershire BS35 3SX

Just imagine the many family histories this wonderful home has witnessed over the centuries! Grade II Listed and dated 1628 over the front door, it is a period house of note with a detailed and illustrated entry within 'The Rural Houses of North Avon & South Gloucestershire 1400-1720'. It is situated just inside The Street, a country lane leading away from the main body of the village on the opposite side of the A38, with rural rambles right from the front gate and along the footpath that runs within the boundary. The farmhouse sits at the head of a plot of circa 4.25 acres\*, including private walled gardens, open fields to the left and rear, plus an arena/menage and stabling. It is full of character with many interesting features including studded doors, a wood-panelled 'parlour', mullion windows, open fireplaces, 'newel' stairs, exposed beams and flagstones. The accommodation is set out over three floors and includes six bedrooms, four receptions and a lovely farmhouse kitchen - plus a cellar below. In addition there is a separate self-contained, one-bedroom, two-storey annexe - perfect for a dependent relative or as an additional source of income. Across the yard is a substantial block and steel barn housing the stabling, an adjoining single-storey barn to the side, plus a garage and store. A great equestrian set-up, with plenty of turning space and room for horse-boxes/transport. All within walking distance of village shops and schools, both primary and secondary. \* NB. Street Farm is presented as two Lots, to be sold as a whole. The Vendors are considering an overage on Lot 2, please ask for more information.

## Situation

Alveston is a village north of Bristol, some 4.3 miles from the M4/M5 interchange at Almondsbury, 7.2 miles from Bristol Parkway Station and 10.5 miles from the City Centre. The Severn Bridge and the M48 (M4/South Wales) are 4.6 miles to the west - ideal for commuters. It boasts a secondary school, [www.marlwood.com](http://www.marlwood.com) and St. Helen's Primary School, currently rated 'Outstanding' by Ofsted, a useful parade of shops - including an award-winning butcher, a cafe, hairdresser and post office, plus a public house and a hotel. The market town and local centre of Thornbury is 1.3 miles to the north.

## Property Highlights, Accommodation & Services

- Six-Bedroom, Four-Reception Detached Farmhouse, Filled With Character
- Grade II Listed Farmhouse (List Entry Number 1128883), Dated 1628
- Detailed Entry Within 'The Rural Houses of North Avon & South Gloucestershire 1400-1720'
- Circa 4.25 Acres, Including Walled Gardens, Fields, Arena/Menage - In Two Lots To Be Sold As A Whole\*
- Studded Doors, Panelled 'Parlour', Mullion Windows, Open Fireplaces, Newel Stair, Flagstones
- Self-Contained, One-Bedroom, Two-Storey Annexe
- Substantial Steel Barn With Internal Stabling, Garage And Store
- Edge Of Village, Country Lane Setting
- Convenient For Village Shops, Primary And Secondary Schools
- \*NB. The Vendors Are Considering An Overage On Lot 2, Please Ask For More Information

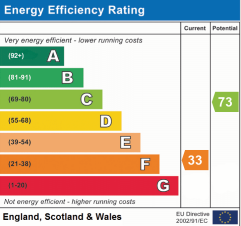
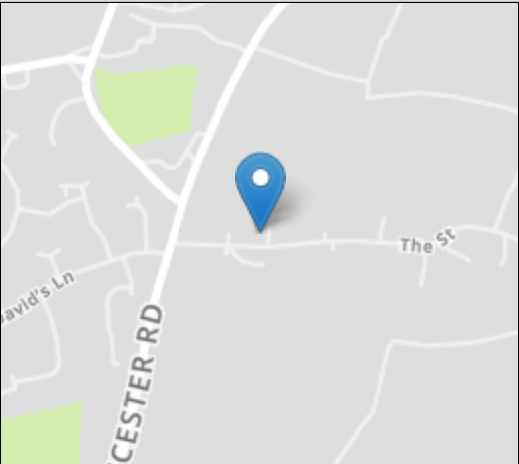
## Directions

Travelling north through Alveston along the A38, The Street is the right hand turning immediately before the traffic lights at the junction for Thornbury. Turn in here and Street Farm is the first property on your left hand side.

**Local Authority & Council Tax** - South Gloucestershire - Tax Band G

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_thornburysales@milburys.co.uk](mailto:mil_thornburysales@milburys.co.uk) Tel: 01454 417336



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