

**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

Fir Tree Farm 59 North Street, Nailsea. BS48 4BS

£1,100,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Fir Tree Farm is a substantial Grade II listed former farmhouse dating back to 1680. Standing within its own walled and lawned gardens, this impressive residence is a seamless blend of modern living combined with the retention of many original features including; renovated sash windows with working shutters, original internal doors, exposed Oak beams, lintels and stonework plus an original Inglenook fireplace. The extensive and private gardens are abundant with mature and establish plants, Apple, Pear and Plum trees along with a magnificent Magnolia and beautifully preserved working well.

Adjoining and linked to the main house is a sizeable addition, converted from former outbuildings in 2005. The well appointed annexe comprises 976sq ft and has potential for a multitude of uses as a fabulous living space or versatile workspace. The carriage sweep to the front of the property easily provides off street parking for six cars.

Located on North Street, this historic gem is tucked away and screened from view but located within close proximity of local schools, public transport links, local shops, amenities and beautiful countryside walks.

Commuters will welcome the fact that Fir Tree farm is very convenient for travel; 8 miles to Bristol with several access routes, excellent M5 links, mainline train station at Backwell and Bristol international Airport is only 15 minutes away. Families will also welcome the quality of schooling along with the social and recreational facilities available in the area.

FEATURES

- No Onward Chain
- Imposing Grade II Listed Former Farmhouse With Adjoining Self Contained Annexe/Studio
- Impressive Carriage Sweep Frontage With Natural Well
- Many Original Features Including Inglenook Fireplace & Working Shutters
- Stone Wall Enclosed South Facing Private Gardens With Mature & Established Planting To Include; 2 Apple Trees, 2 Plum Trees, 2 Pear Trees & A Stunning Magnolia
- Reception Hall, Cloakroom & Laundry Room
- Kitchen, Dining Room, Sitting Room & Garden Room With Bi Folding Doors To All Aspects
- Four Double Bedrooms, Ensuite Shower Room Plus 2 Bathrooms
- 976 sq ft Multi Functional Annexe/Studio
- Superb, Discreet Location, Close To Open Countryside, Yet Close To Local Shops & Amenities



ROOM DESCRIPTIONS

Reception Hall/Study

Sitting Room

16' 2" x 15' 9" (4.93m x 4.80m)

Dining Room

16' 5" x 11' 3" (5.00m x 3.43m)

Kitchen/Breakfast Room

16' 0" x 15' 0" (4.88m x 4.57m)

Cloakroom

Laundry Room

9' 7" x 5' 4" (2.92m x 1.63m)

Garden Room

20' 7" x 11' 11" (6.27m x 3.63m)

First Floor

Principal Bedroom

16' 3" x 12' 8" (4.95m x 3.86m)

Four Piece En-Suite Bathroom

8' 4" x 7' 9" (2.54m x 2.36m)

Bedroom Two

16' 6" x 13' 2" (5.03m x 4.01m)

Bedroom Three

14' 5" x 9' 9" (4.39m x 2.97m)

Bedroom Four

12' 5" x 10' 2" (3.78m x 3.10m)

Bathroom

Bathroom

Annex/Studio

Entrance Hall

Cloakroom

Reception Hall

Kitchen/Dining Room

Room One

13' 9" x 10' 8" (4.19m x 3.25m)

Room Two

18' 4" x 13' 3" (5.59m x 4.04m)

Outside

Rear Garden

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: G







FLOORPLAN

Fir Tree Farm

Approximate Gross Internal Area = 266 sq m / 2863 sq ft
Annex / Studio = 90.7 sq m / 976 sq ft
Total = 356.7 sq m / 3839 sq ft



For illustrative purposes only. Not to scale. ID612902
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision