

**Total Area: 323.9 m² ... 3486 ft²**  
Not to Scale. This plan is for illustrative purposes only and should only be used as such.



# The Old Farmhouse, Holly Hill, Iron Acton, South Gloucestershire BS37 9XZ

**\*\* GUIDE PRICE £1,000,000 - £1,100,000 \*\*** Located in the heart of this attractive village with its Conservation High Street, a truly delightful character home dating back to the mid 18th Century. Formerly a working farm house when the owners purchased it back in 1982, it has since benefited over time with many improvements and additions making it into the superb family home that is found today. The accommodation is set over three floors in the main house and extends back into a beautifully maintained southerly facing rear garden, which is exceptionally private as enclosed by high walls and backing onto countryside. Once inside the property you are immediately met with attractive period features and much charm. To the front there are 2 reception rooms, then a further large living room which leads you to the kitchen and the sun room which overlooks the garden. A benefit of the kitchen is a lovely cream AGA plus a fitted hob for those hotter summer months. On the first floor there are three bedrooms - of which the master bedroom is a lovely big size and has an equally generous ensuite. Lastly, on the top floor there are 2 bedrooms and a bathroom. Back outside, a fantastic addition is a sizable pool in a sheltered section of the garden which has seen many a family get together and summers shared with friends and relatives. There is also access here to a small pool room, workshop and double garage. To the front of the garage the driveway is accessed via electric double gates and leads you through equally lovely side and front gardens, providing off street parking for several cars. Just a short stroll from the property brings you into the High Street with its primary school, two pubs, church and village hall.

## Situation

The picturesque village of Iron Acton is located between the market town of Chipping Sodbury and the villages of Winterbourne and Frampton Cotterell. It has a charming conservation High Street with many period properties, plus there are beautiful countryside surroundings including the Frome Valley River Walkway. It benefits from its own primary school, village green with traditional Maypole, church, village hall, children's play area, tennis courts, two public houses and of course the annual 'Proms in the Meadows'! Nearby there is also the garden centre with its own coffee shop. Adjacent to the church the beautiful Old Rectory is now a private therapy clinic offering a range of treatments. There are excellent road links to Bristol and motorway junctions for the M32/M4 and M5, with the M4 junction being approx. 6.9 miles away. Yate train station is circa 3 miles away and has a direct link to Bristol, whilst Bristol Parkway Railway Station is approx. 6.6 miles from the village.

## Property Highlights, Accommodation & Services

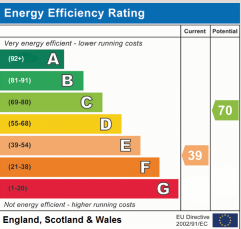
- Beautiful 18th Century Former Farmhouse Set in the Heart of the Village
- Dating Back to Mid 18th Century
- Much Character and Charm. Many Period Features.
- Short Stroll to Public Houses, Primary School, Church and Village Hall
- Beautifully Tended Private and Sunny Gardens
- 5 Double Bedrooms and Two Bathrooms
- 3 Receptions, Garden Room and Cellar with Study
- Heated Pool (air source heat pump) with Delightful Seating Area
- Oil Central Heating
- Council Tax Band F - South Gloucestershire Council

## Directions

From the traffic lights on the B4059 Yate Road, turn into Iron Acton village, heading to the High Street whilst passing the Lamb Inn on your right. As the road bends steeply to the right turn left and then turn immediately left again into Holly Hill. After a short distance the Old Farm House will be on your right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band F

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