



Butts Farm

| PENSFORD, BRISTOL

| **Carter Jonas**

**BUTTS FARM
PARSONAGE LANE
PENSFORD
BRISTOL
BS39 4JE**

A well-presented detached 3 bedroom bungalow, agricultural building with pastureland extending in total to 5.86 acres (2.37 ha) with stunning views of the countryside on the outskirts of Bristol.

- Detached 3 bedroom bungalow subject to an Agricultural Occupancy Condition
- Modern agricultural building with lean-to
- Single pasture paddock
- In all 5.86 acres (2.37 hectares).



LOCATION
The property is located within the parish of Pensford in the county of Somerset.

The property is located 6 miles south of Bristol (city centre) and 11 miles south-west of Bath. Both cities have good travel links to the M4 and M5 motorway as well as the railway with London (Paddington) by rail from Bath being approximately a 75 minute journey.

AMENITIES
The property is located within the village of Pensford. Pensford offers range of services including a primary school, village shop with post office, village hall and three public houses.

The cities of Bristol and Bath provide a full range of services including supermarkets, shopping centres, popular eateries and world-renowned tourist attractions.

FARMHOUSE

The detached farmhouse benefits from a separate drive and is surrounded on all elevations by a lawned garden with a south facing patio and benefits from views onto the pasture field and surrounding countryside.

The property incorporates an entrance hall leading to the two reception rooms, an office, w.c and hall leading onto the bedrooms.

One reception room, used in recent times as a dining room leads to the kitchen which includes an AGA, and through to the utility room, rear entrance hall and garage.

The second reception room has a fireplace and two large patio doors, one of which opens directly onto the patio and the second through to a conservatory with views across to the Mendips.

The entrance hall leads to the family bathroom and 3 double bedrooms, of which the principle bedroom benefits from an en-suite bathroom and walk-in wardrobe.

The farmhouse is subject to an Agricultural Occupancy Condition.

Further details are included on the floorplan.

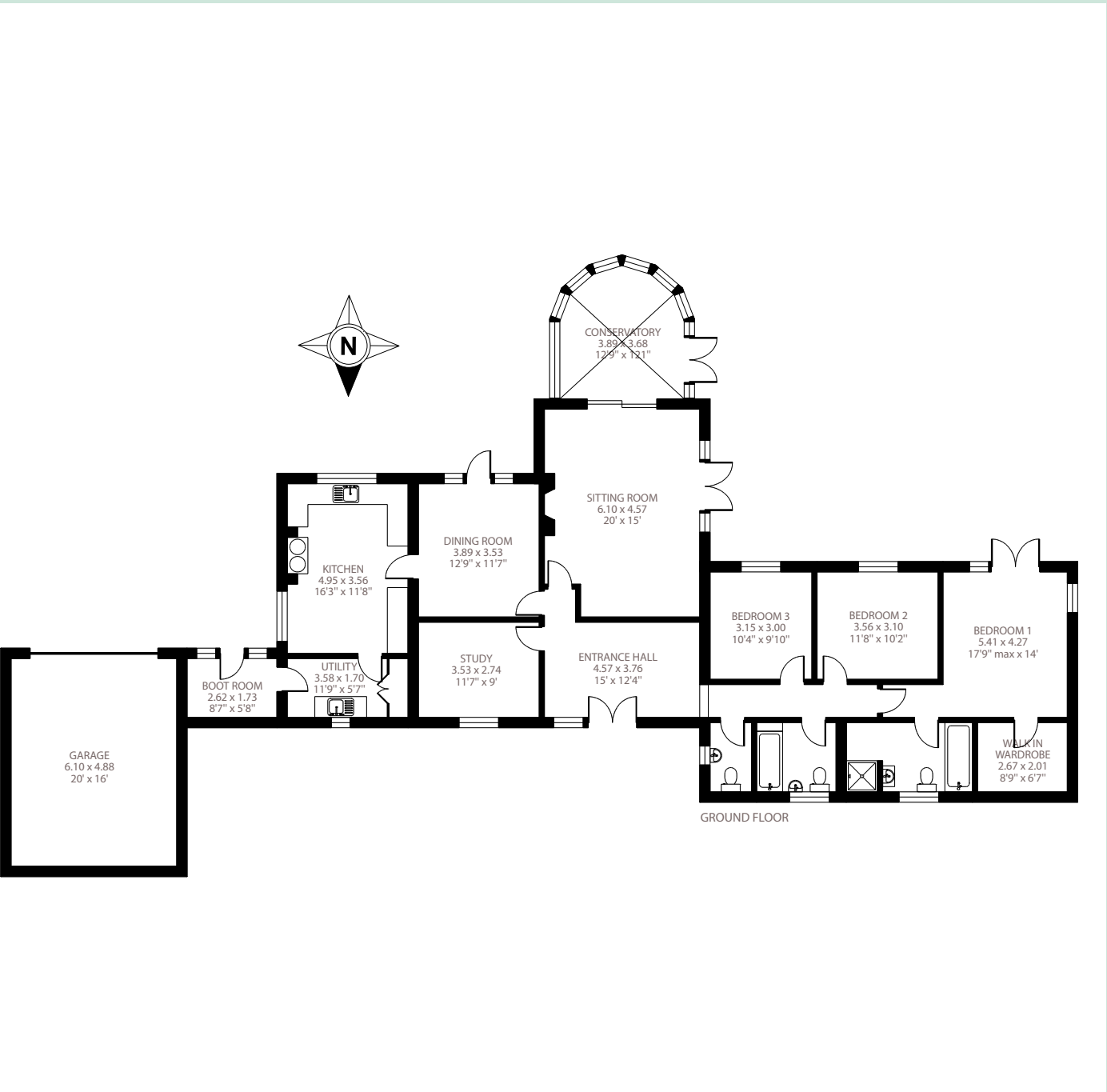


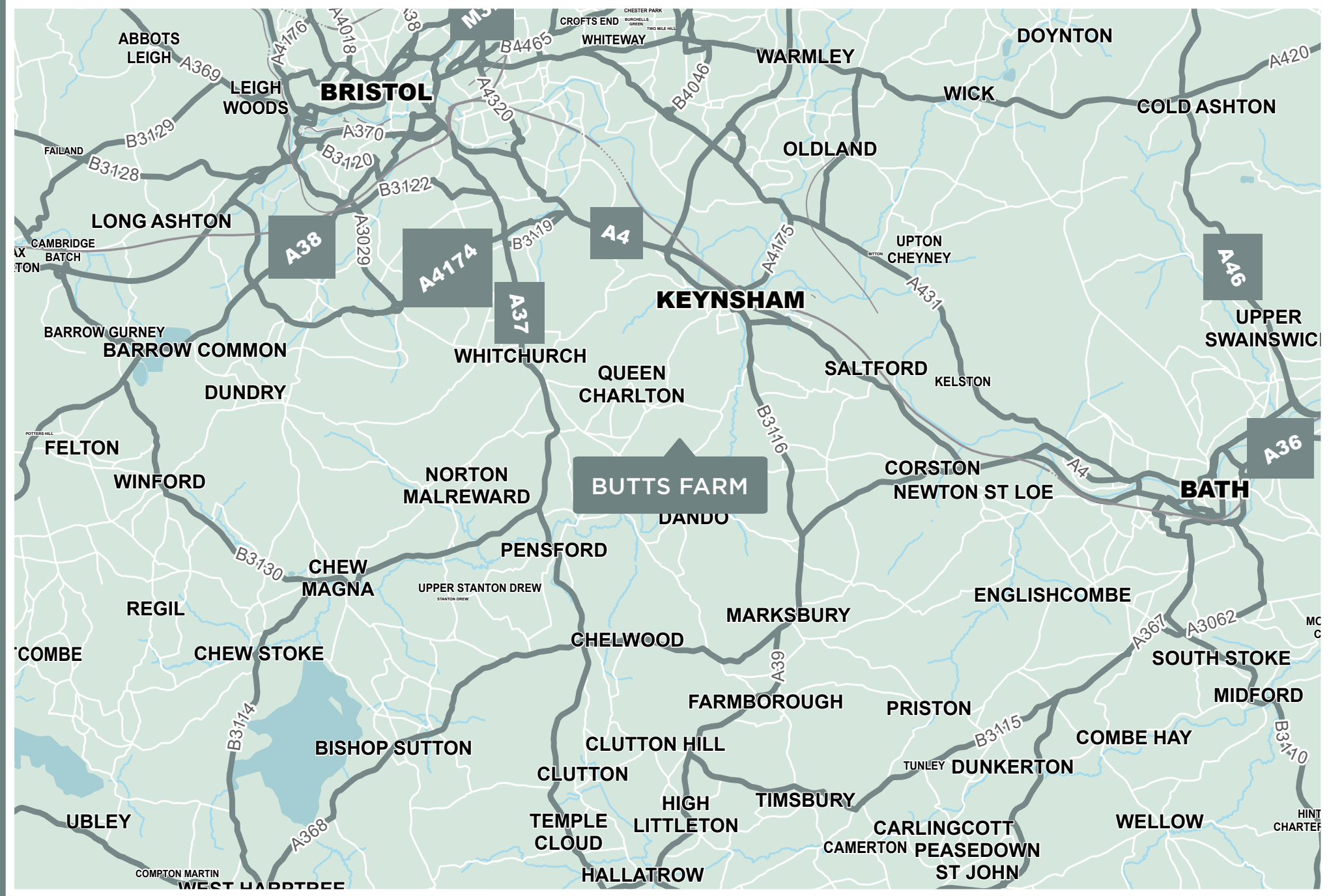
FLOOR PLAN

BUTTS FARM
PARSONAGE LANE
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Approximate area: 2276 sq ft (211.4 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





BUILDINGS

Located to the east of the farmhouse, with separate entrance the agricultural barn extending to 60ft by 50ft (18.17m x 15.23m).

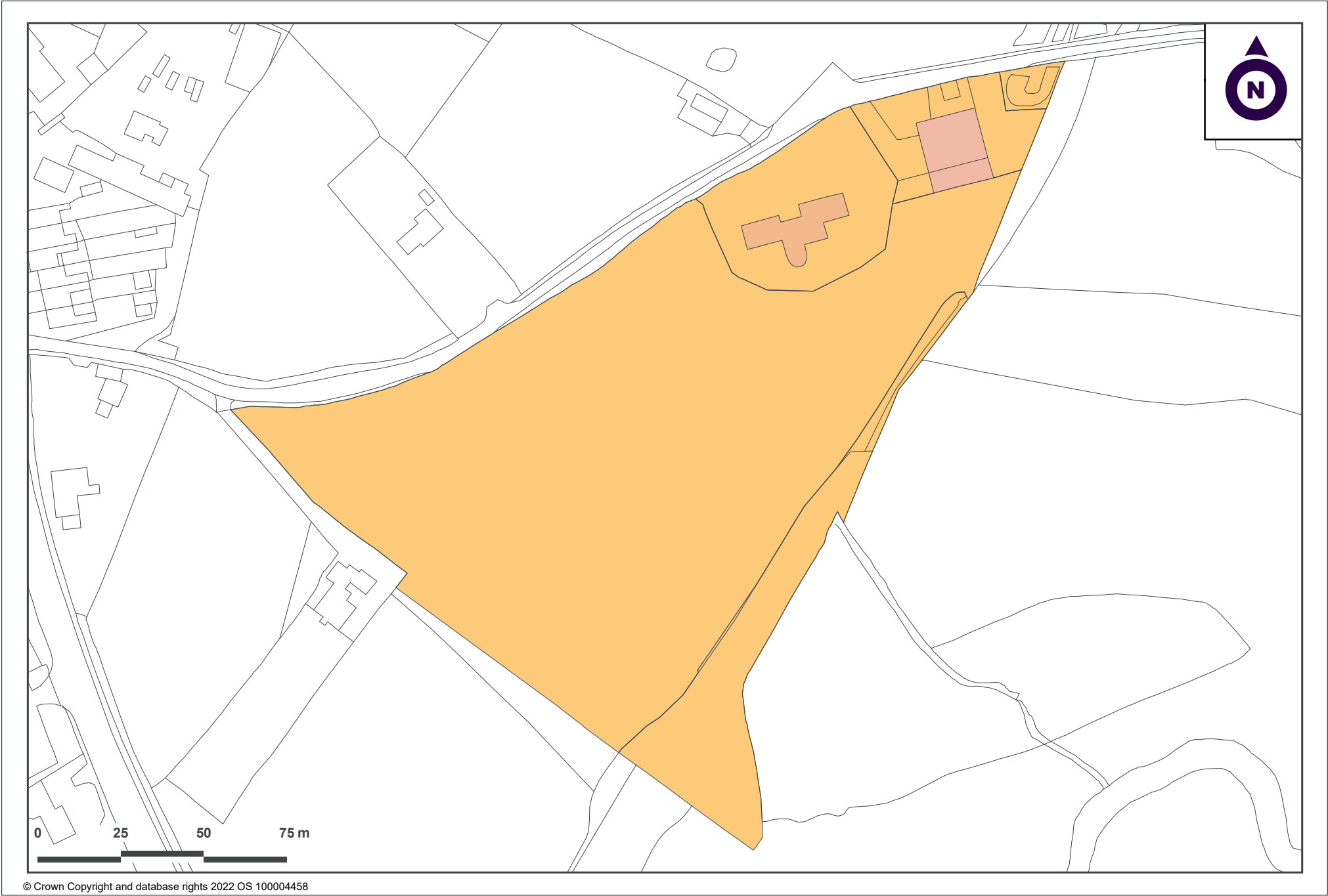
The building is a steel portal framed covered yard with Yorkshire boarding above rendered concrete block walling with corrugated cladding on the gable ends with large doors under corrugated roofing sheets and roof lights. Internally, the building benefits from a concrete block partitions and a mains water supply.

Adjacent to the barn is a lean-to extending the full length of the building measuring 20ft by 60ft (5.99m x 18.17m).



LAND

The land at Butts Farm extends to 4.94 acres (1.99 ha) of pastureland with a copse of woodland. The single enclosure of pasture is grade 3 agricultural land and slopes from the farmhouse and buildings to the south. The land benefits from a mains waters supply to the field and access from the south of the agricultural building and directly from the road to the north west.



METHOD OF SALE

The property is for sale by private treaty as a whole.

TENURE & POSSESSION

The freehold property is available with vacant possession upon completion.

DESIGNATIONS

The property is within the Bristol and Bath Greenbelt.

SERVICES

The property has mains water, mains electricity, oil fired central heating and private drainage

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a footpath across the land.

HEALTH & SAFETY

We ask that you be as vigilant as possible when making your inspections for your own personal safety. All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

SPORTING TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included within the sale insofar as they are available.

EPC RATINGS

Butts Farmhouse: E

LOCAL AUTHORITY

Bath and North East Somerset

T: 01225 477000

W: bathnes.gov.uk

VIEWINGS

By prior appointment with the Vendors agents
Carter Jonas, 0117 403 9970

DIRECTIONS

From Bristol (Temple Meads) station, head south on Temple Gate, at Bath bridge roundabout take the 2nd exit onto Bath Road/A4 for 0.3 miles taking a slight right onto Wells Road/A37. Follow this road for 5.1 miles heading out of the city. In the village of Pensford, turn left onto Parsonage Lane immediate after the bus stop. Follow this road for 0.2 miles and the property is located on the right, signposted Butts Farm.



/// shield.wage.tower





BRISTOL

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IMPORTANT INFORMATION

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