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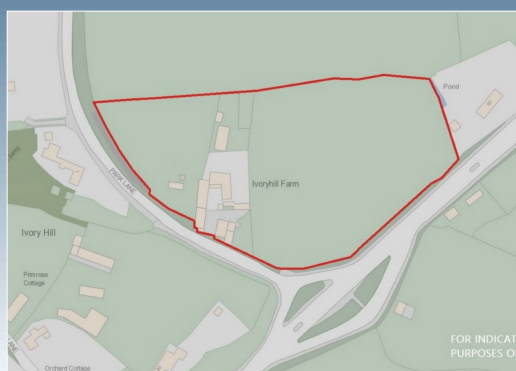


LOT 999 - Ivory Hill Farm, Park Lane, Kendleshire, Bristol, BS36 1AS

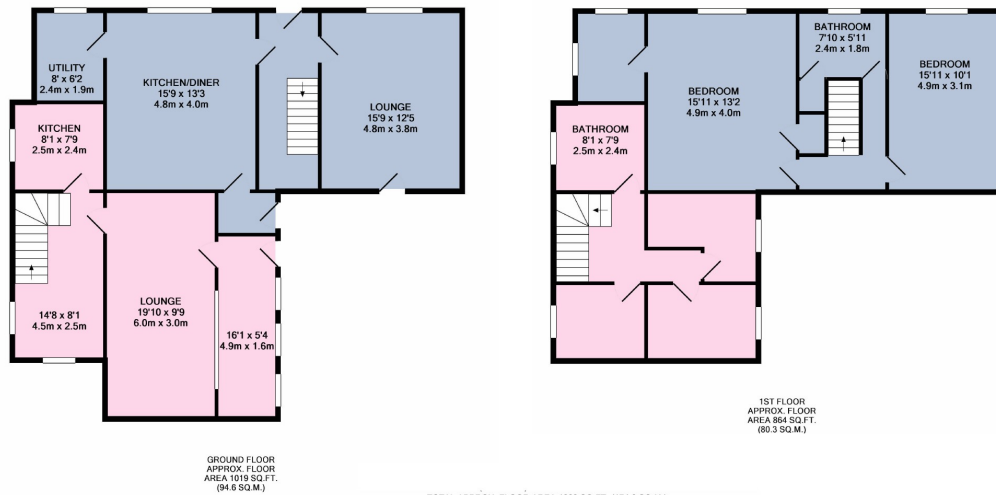
For auction Guide Price £425,000 +

An exciting refurbishment/development opportunity comprising an attractive Grade II listed farmhouse with annexe, various barns/outbuildings and two paddocks, occupying a site of approximately 3.6 acres. The property is in need of complete refurbishment and is situated on the northern fringes of Bristol, within close proximity to Winterbourne and Frampton Cottrell. A fantastic opportunity for developers and owner occupiers alike.

EXTENDED 8 WEEK COMPLETION



LOT 999 - Ivory Hill Farm, Park Lane, Kendleshire, Bristol, BS36 1AS



FOR SALE BY AUCTION

This property is due to be auctioned on the 26th November 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

GRADE II LISTED FARMHOUSE WITH ANNEXE, BARNS & OUTBUILDINGS ON 3.6 ACRE PLOT

DESCRIPTION

An attractive Grade II listed farmhouse with attached two storey annexe and various barns and outbuildings. The main farmhouse is arranged to provide living accommodation on the ground floor with 2/3 bedrooms and a bathroom on the first floor whilst the attached annexe provides additional living space and 3 further bedrooms. There is scope to combine the farmhouse and annexe accommodation to create one larger principle residence, subject to obtaining the necessary consents. The property includes two paddocks totalling approximately 3.1 acres and various barns and outbuildings that may offer further development potential assuming the necessary planning consents can be obtained.

LOCATION

Ivory Hill Farm is situated on Park Lane just off the main Badminton Road (A432) in Kendleshire, close to the villages of Winterbourne and Frampton Cotterell, which both offer a range of facilities and everyday amenities. There are fantastic links to the M4 motorway, allowing easy access to Bristol, Bath and London. The M32 is also close by which provides a direct route into Bristol.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout.

FARMHOUSE (Shaded blue on floorplan)

The farmhouse accommodation is arranged over two floors and comprises a kitchen/diner, lounge and utility room with 2 bedrooms, an additional walk-through 3rd bedroom and a bathroom.

ANNEXE (Shaded pink on floorplan)

The annexe accommodation is accessed to the rear of the farmhouse and comprises a lounge, kitchen and lean-to on the ground floor with 3 bedrooms and a bathroom on the first floor.

OUTSIDE

Externally there are two paddocks to the east and west of the farmhouse totalling approximately 3.1 acres. The courtyard area accessed from Park Lane provides parking for several vehicles and an open fronted barn for storage/ additional parking.

COMPLETION

Completion for this lot will be 8 weeks from the exchange of contracts.

SOLICITOR

Mr Lander, Barcan + Kirby

Tel: 0117 992 8841

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BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

