

Cattybrook Farm Badgers Lane, Almondsbury, South Gloucestershire, BS32 4EW

GUIDE PRICE £1,500,000

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PROPERTY OVERVIEW

Occupying an exceptional position within approximately two acres on the edge of the highly regarded village of Almondsbury, Cattybrook Farm is a beautifully restored Grade II listed farmhouse, combining considerable period character with an outstanding standard of contemporary accommodation. Together with a substantial detached two-bedroom annex, the property provides over 5,000 sq ft of accommodation in a wonderfully private semi-rural setting and also benefits from approx. 800 sq ft of external stores/garage.

Believed to date from the early 17th century, the farmhouse has undergone an extensive and sympathetic programme of renovation to retain the integrity and character of the original building. Exposed beams, natural stonework and traditional detailing sitting comfortably alongside high-quality contemporary finishes, underfloor heating and an air source heat pump.

The principal farmhouse extends to approx. 3,982 sq ft, with the accommodation centred around an exceptional open-plan kitchen, dining and living space. The scale and architecture of this room are particularly impressive and include a vaulted ceiling, exposed roof timbers, extensive glazing and doors opening directly onto the terrace and grounds.

The beautiful kitchen has been finished to a high standard, with a large central island, extensive fitted cabinetry and integrated appliances. The adjoining dining and living areas create a wonderfully sociable space equally suited to everyday family life and entertaining.

Also on the ground floor is a separate family room, utility room and study providing excellent flexible accommodation.

The upper floors continue the balance of period character and contemporary finish, providing four further generous double bedrooms, including an impressive principal suite, together with beautifully appointed bath and shower rooms. Exposed structural timbers remain a feature within a number of the rooms.

The Annex
The substantial detached two-bedroom annex, extends to approx. 1,076 sq ft. and provides independent accommodation with its own kitchen, bathroom and living space. The annex offers flexibility for extended or multigenerational family living, visiting guests or working from home.

The impressive principal living space features a vaulted ceiling and exposed roof trusses, giving the annex considerable character.

Outside
The setting is undoubtedly one of Cattybrook Farm's defining features. The farmhouse, annex and traditional outbuildings form an attractive courtyard-style arrangement, immediately establishing the property's rural character and creating an appealing relationship between the various buildings.
Beyond, the gardens and grounds extend to approximately two acres, providing a wonderful sense of space, privacy and separation from neighbouring property. Terracing immediately adjoining the house provides an excellent area for outside dining and entertaining, while the broader grounds allow the property to sit naturally within its surrounding landscape.

The elevated and open nature of the setting provides far-reaching views across the surrounding countryside towards the Severn Bridges, while a detached garage and useful external stores provide further practical accommodation.

Location
Cattybrook Farm occupies a delightful semi-rural position on Badgers Lane, on the edge of the highly regarded village of Almondsbury.

Almondsbury is one of South Gloucestershire's most desirable village locations, combining a genuine village environment with excellent accessibility. Local amenities include a highly regarded primary school, popular public houses, village church and a strong sense of community.

Despite the distinctly rural surroundings, the property is exceptionally well connected. Cribbs Causeway, The Wave, Bristol Parkway and Bristol city centre are all within easy reach, together with convenient access to both the M4 and M5 motorway networks.

Mentioned in The Book of Almondsbury and recognised by Historic England for its architectural and historic importance, Cattybrook Farm is a home of genuine significance. Beautifully restored and thoughtfully reimagined for modern family life, it presents an increasingly rare opportunity to acquire a substantial country home in one of South Gloucestershire's most convenient semi-rural locations.

KEY DETAILS

- An Exceptional Grade II Listed Farmhouse Set In Approx. 2 Acres
- Over 5,000 Sq Ft Of Accommodation (Inc. Detached Annex)
- Principal Farmhouse Extending To Approx. 3,982 sq Ft
- 5 Bedrooms
- Impressive Open-Plan Kitchen/Dining/Living Space
- Underfloor Heating & Air Source Heat Pump
- Approx. 800 sq ft Of External Stores/Garage

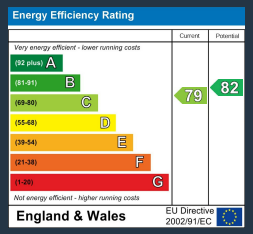
Guide Price: £1,500,000

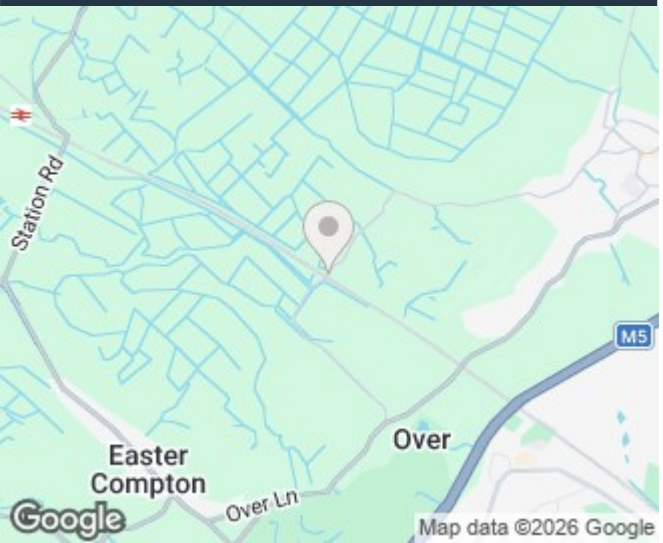
Tenure: Freehold

Council Tax Band: D

Local Authority: South Gloucestershire

Vendors Onward Position:
Onward Purchase





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