

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Coldharbour Farm Radford Hill, Radford, Radstock, BA3 2XU



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Guide price £1,400,000

Coldharbour Farm, a multi generational six bedroom home set with in 3.5 acres of grounds. Providing ample space, privacy and rural views in a wonderful setting. Also located in close proximity to the cities of Bath and Bristol.

- Bespoke built detached house in 1993
- Two bedroom Annexe added in 2012
- Stable block
- Quad garage and double car port
- Electronic gated entry with turning circle
- 3.5 acres of grounds
- Woodland
- Rural views
- Ideal for multi generational living
- Village location with easy access to Bath & Bristol



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Coldharbour Farm Radford Hill, Radford, Radstock, BA3 2XU

Coldharbour Farm, originally built in 1957, then extended and added to in 1993 by the present owner with the addition of an annexe to the side in 2012. Settled within 3.5 acre of grounds providing privacy and space in an elevated position within the village of Radford. This six bedroom property is perfect for multi-generational living, home business usage and so much more, with both the cities of Bath and Bristol close by.

The long sweeping driveway with railed fences gradually reveals the residence which is accessed via electronic gates. Here you reach the property with a turning circle to the front. The main house has three reception rooms including the living room of over 8 metres in length. The kitchen is well specified with a marvellous Italian granite finish opening into a generous family room with a front outlook. There is a shower room and utility room which is very practical. The two conservatories are of good size located on the side and rear of the property. The first floor provides four bedrooms and a family bathroom. The main bedroom has dual aspect views which are wonderful over the countryside, and a range of fitted wardrobes plus a modern en-suite shower room.

The annexe adjoining the side can be incorporated with the main house on both floors or used separately. It has its own entrance hall, living room, kitchen/dining room, utility room and shower room on the ground floor. The first floor provides two bedrooms and a bathroom. There is access to the rear conservatory as well.

The grounds are magnificent, stretching out to the front with well manicured lawns, a great variety of well maintained trees, flowers and shrubs. The woodland area to the front is an excellent nature area of deciduous trees. The upper rear garden is level with a hedge surround and selection of trees. The stables are well maintained and provide options, the garages, car port and long driveway are plentiful for parking/machinery needs.

GROUND FLOOR

Entrance hall

A uPVC door to the front aspect with obscure glazing and kingfisher stained glass motif, coved ceilings, stairs leading to the first floor, three storage cupboards with folding doors and shelving, two radiators and tiled flooring.

Downstairs Shower Room 2.24m x 1.65m (7'4" x 5'4")

An obscure double glazed window to the rear aspect, coved ceiling with recessed spot lights. A three piece suite comprising a corner shower cubicle with a spa shower, low level WC and a wall mounted wash hand basin with chrome towel rail surround. The room has tiled walls, an ornate heated chrome towel rail, tiled floor with underfloor heating.

Kitchen/Breakfast Room 5.50m 3.30m (18'0" 10'9")

A uPVC stable door to the side aspect with a double glazed window above, a double glazed window to the rear aspect and opening into the family room. The kitchen has a coved ceiling with recessed spot lights. There is a good range of wall and base units and a kitchen island, all finished with Italian granite and soft close doors. There is an inset one & half bowl sink unit with a Franke instant hot water tap. A range of integral appliances including a double oven, dishwasher, five ring induction hob with extractor hood over and a wine cooler. There is a television point and vinyl flooring.

Family Room 5.19m to bay x 4.62m (17'0" to bay x 15'1")

A double glazed bay window to the front aspect, coved ceiling, recessed spot lights, two radiators and a television point.

Side Conservatory 5.68m max x 3.33m max (p-shape) (18'7" max x 10'11" max (p-shape))

A polycarbonate roof with double glazed French doors to the side aspect, two wall lights, three radiators, air conditioning unit, television point and tiled flooring.

Utility Room 3.33m x 2.27m (10'11" x 7'5")

A uPVC door and double glazed window to the rear aspect with a single glazed obscure window to the front aspect, coved ceiling, a range of base units with laminate work surfaces, a one & half bowl sink unit with mixer taps, space for a washing machine, tumble dryer and an American style fridge/freezer. There is floor mounted Worcester boiler, heated chrome towel radiator and vinyl floor.

Dining Room

Sitting Room 8.72m to bay x 4.04m (28'7" to bay x 13'3")

A double glazed bay window to the front aspect with double glazed French doors leading to the rear conservatory, coved ceiling with a rosette, a stone fireplace with a stone mantle, hearth and an open fire, two wall lights, two radiators and a television point. (This room also gives access to the annexe via side door that can be locked)

Rear Conservatory 7.71m max x 3.92m max (p- shaped) (25'3" max x 12'10" max (p- shaped))

A polycarbonate roof, double glazed French doors to the side aspect and a double glazed door to the rear aspect, three radiators, television point and tiled floor with underfloor heating. This room also has access doors from both the sitting room and the annexe kitchen.

FIRST FLOOR

Airing cupboard with shelving and a fuse box.

Bedroom One 6.53m x 4.16m (21'5" x 13'7")

Double glazed dormer windows to the front and rear aspect, a range of fitted wardrobes and drawers, two areas of eave storage access and two radiators. There is also an additional area for storage measuring 2.36m x 1.05m, from here there is access to the annexe first floor via door that an be locked.

En-suite 3.21m x 1.83m (10'6" x 6'0")

An obscure double glazed dormer window to the rear aspect, extractor fan, recessed spot light, two radiators and a towel radiator. A suite comprising a walk-in shower with a glass screen and mixer shower, low level WC with a hidden cistern, bidet and a wall mounted Roca wash hand basin and vinyl flooring.

Bedroom Two 6.60m max x 3.06m (21'7" max x 10'0")

Double glazed dormer windows to the front and rear aspects, a vanity unit with wash hand basin, two areas of eave storage access, two radiators and a television point.

Bedroom Three 3.66m x 3.55m (12'0" x 11'7")

A double glazed dormer window to the front aspect, vanity unit with a wash hand basin, eave storage access, radiator and a television point.

Bedroom Four 3.70m x 2.86m (12'1" x 9'4")

A double glazed dormer window to the front aspect, loft access, eave storage access and a radiator.

Bathroom 3.15m x 1.84m (10'4" x 6'0")

An obscure double glazed dormer window to the rear aspect, recessed spot lights, extractor fan, a three piece comprising a corner bath with air spa and mixer shower over, low level WC and pedestal wash hand basin. There is a radiator, chrome towel radiator, tiled walls and tiled flooring.

ANNEXE

Hallway

A uPVC door to the front aspect with a stained glass Kingfisher motif, stairs leading to the first floor with under stairs storage cupboard, radiator, wall light and tiled flooring. (there is a side access door to the main house living room)

Living Room 4.51m to bay 3.81m (14'9" to bay 12'5")

A double glazed bay window to the front aspect, obscure single glazed French doors to the hallway, a stone fire place with an electric fire, radiator and television point.

Kitchen/dining Room 3.92m x 3.58m (12'10" x 11'8")

Double glazed French doors and window to the rear aspect, side door into the utility room. There is a range of wall and base units with laminate work surfaces and splash backs with a stainless steel sink and mixer taps, integral appliances include a four ring electric hob with an extractor hood over, electric oven and a dish washer. There is space for a fridge freezer, radiator and tiled flooring.

Utility Room 1.98m x 1.91m (6'5" x 6'3")

A double glazed window to the rear aspect, coved ceiling with recessed spot lights, fuse box, base units with laminate work surfaces, stainless steel sink with mixer tap, space for a washing machine, a floor mounted Worcester boiler and tiled floor.

Downstairs Shower Room 1.96m x 1.85m (6'5" x 6'0")

Coved ceiling, extractor fan, recessed spot lights, low level WC, wall mounted wash hand basin and a shower cubicle with a spa shower, a white heated towel radiator, tiled walls and vinyl floor with underfloor heating.

FIRST FLOOR

Bedroom Five 4.75m x 2.46m (15'7" x 8'0")

A double glazed dormer window to the front aspect, recessed spot lights, a vanity unit with a wash hand basin, eave storage access and a radiator.

Bedroom Six 4.56m x 2.31m (14'11" x 7'6")

A double glazed dormer window to the front aspect, vanity unit with a wash hand basin, eave storage access and a radiator.

Bathroom 2.30m x 1.38m (7'6" x 4'6")

An obscure double glazed window to the side aspect, recessed spot lights, low level WC, vanity unit with a wash hand basin, panel bath with a shower attachment, white towel radiator, shaving socket, tiled walls and vinyl flooring.

EXTERNALLY

Stable Block 16.95m x 4.40m (55'7" x 14'5")

There are three hinged gates to the front, power and light, with a tack room to the side that measures 4.53m x 2.18m which has a laminate work top, stainless steel sink with mixer taps, low level WC plus power and lighting.

Garages 12.3m x 6.12m (40'4" x 20'0")

A detached garage block with four electronic roller doors, there is power and light, open eaves and work benches.

Car port 5.41m x 4.97m (17'8" x 16'3")

Made of green oak and tiled roof, power and light with a fuse box and provides pace for two large vehicles.

Grounds

The grounds are fully enclosed with fencing to make them animal proof. The entrance via a long private road laid to tarmacadam, leading to double electronic gates continuing to the house with a turning circle. The front gardens have rolling lawns with a well manicured range of trees, such as silver birch, blue spruce, crimson king, magnolia , acer, horse chestnut, Pampas grass and so many more. There is a water fountain and patio area with a further water feature.

Across the front drive is a copse of woodland with a variety of deciduous trees and a gated area for grass cuttings. To the rear is a open area or Cerny stone by the stable block leading to a secondary access point. The upper garden has a beech hedge and woodland surround, lawn area with a mixture of shrubs, trees, including crab apple. There is a pond for nature and a dovecote.

The grounds have an abundance of water taps, outside lighting, feature up lights and various power points.

Agents Notes

The gardens are adorned with a variety of statues and a temple which the vendors are open to selling with the property under negotiation. The driveway in is owned by Coldharbour Farm and must give accessibility to the neighbour.

Tenure

The property is Freehold

Council Tax Band

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

