



MOOR FARM PORTBURY COMMON,
PORTISHEAD, BS20 7TA

GOODMAN
& LILLEY







MOOR FARM PORTBURY COMMON

PORTISHEAD BS20 7TA

GUIDE PRICE
£1,500,000

A beautiful farmhouse, Listed Grade II, well restored and occupying a tranquil setting within a highly convenient location on the rural fringes of Portishead.

Moor Farm, Sheepway in parts dates back to the 16th century with additions added in the 1800's. Traditionally arranged over two floors, rendered elevations under a slate tiled roof with coped raised verges and cornice; ashlar stacks with arms, date and crested tops. Built in a 17th century revival style with three bays; end buttresses with off-sets; casement crittall windows with moulded stone mullions and surrounds. Originally a tenant farm, part of the Ashton Court Estate, it is one of the most historically important farmhouses locally.

Found beyond a gated entrance the house occupies a southerly aspect enjoying lovely outlooks over the gardens and the countryside beyond. The program of works has been carried out by the present owners with great attention to detail and provides an extremely comfortable character home with a pleasing blend of period details and modern refinement.

The original front door leads into a vestibule then into a well-proportioned reception room that resides on the front elevation of the property. The open-plan family room and dining room has an abundance of natural light streams through the period stone mullion windows complete with window seats, picture rails, exposed wood flooring, beautiful wood burning stove and an open-grate fireplace on the opposite side of the room. In addition, sitting room and study reside on the western corner of the residence offering two further spacious reception rooms.

The heart of this remarkable home is the kitchen/breakfast room, thoughtfully redesigned by the current owner to maximize natural light with a vaulted ceiling and space that accommodates an informal dining area with garden views. The kitchen itself is divided into two parts by the island unit providing ample space for food preparation and storage beneath. A range cooker is recessed within the chimney breast which takes centre stage. Adjacent to the kitchen, discreetly tucked away, you'll find a spacious utility room with a comprehensive range of shaker style units, listed Aga, walk-in pantry, plenty of space for washers and dryers. A beautiful parqueted floored hallway provides access to the cloakroom, principle reception rooms and a turned staircase that rises up to the light-filled first floor landing.

The first floor has a central, galleried landing that mirrors the hall below, with the stairwell well-lit by natural light. Arranged around two sides of the landing are five double bedrooms (2 en-suites), and a five-piece family bathroom serving the other bedrooms.

Outside, the house is approached via electric gates over a shared but owned driveway (with two other barn conversion properties to the rear of the property) that sweeps around to the rear of the property to a substantial gravelled parking area and multi-car garage/barn. A beautiful westerly facing walled kitchen garden resides along the rear elevation of the property complete with patio seating areas and paths that separate a variety of cut flower beds providing yet another private place to

relax whilst entertaining family and friends. The property also has various outbuildings, including two stables and a wood store.

The meticulously maintained gardens to the front complement the house, with mature trees and borders ensuring privacy. There are ample spaces for outdoor entertaining, children's play areas, and vast expanse of lawn enjoying the southerly aspect.

Barn Conversion & Multi Car Garage

Located to the rear of the property is an attractive grade II listed barn that has been sympathetically restored to provide multi-car garaging and additional living/storage space above. This accommodation lends itself to either business premises, a holiday let or to cater for a dependant relative.

Location

Moor Farm is perfectly located on the fringes of the thriving coastal town of Portishead which offers many facilities with everything from Waitrose to Costa Coffee. Sheepway is also a popular country area for walks, one of which is located just outside the property's boundaries. It offers excellent access to the M5 motorway network junction 19. Sheepway still provides ease of access for the family purchaser to nearby schools and shopping facilities, for the city professional looking to be out of town, the ease of access to the motorway and Central Bristol will be a big plus.

Offering an abundance of charm and character

typically associated with a quintessential English family home, Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: G

Services: Mains Water, Drainage, Electric, Oil Fired Central Heating, LPG Hob.





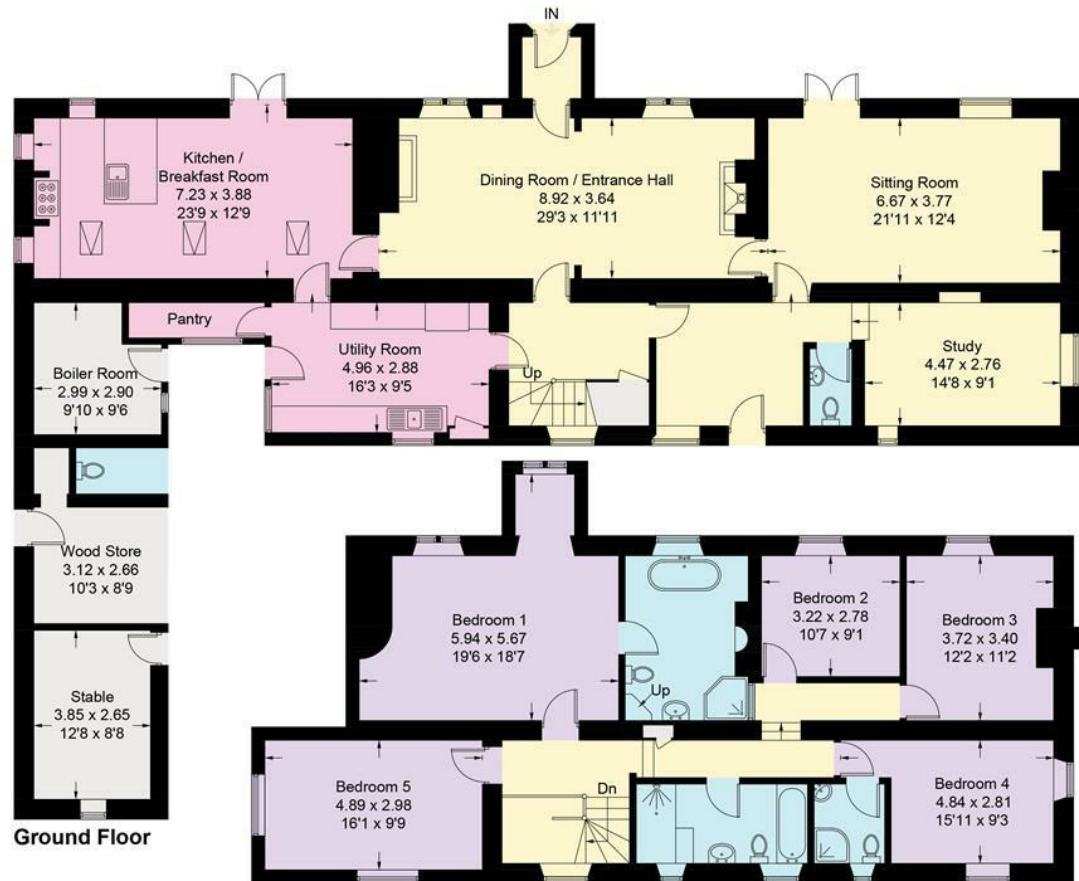


GOODMAN
& LILLEY

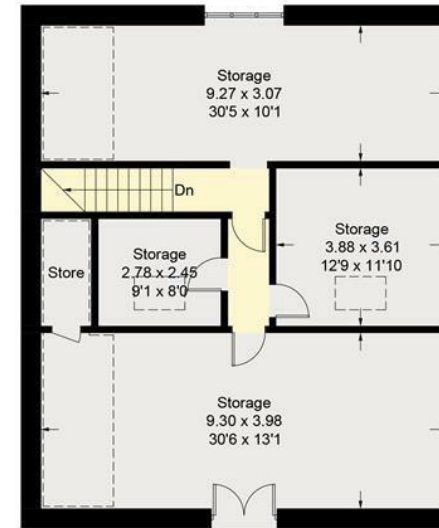
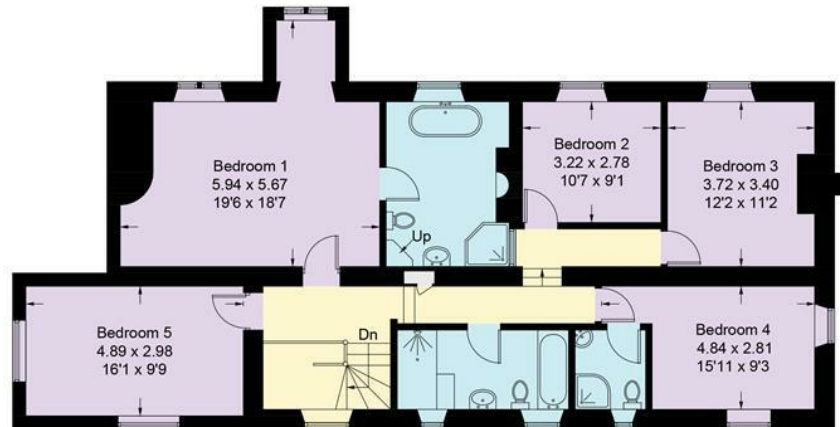


Approximate Gross Internal Area = 274.2 sq m / 2951 sq ft
 Outbuildings = 226.3 sq m / 2436 sq ft
 (Including Stables / External WC & Excluding Wood Store)
 Total = 500.5 sq m / 5387 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID1083770)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla