

estate agents **auctioneers**



Wychwell Farm Wapley Hill, Westerleigh, Bristol, Gloucestershire, BS37 8RJ
Offers In Excess Of £1,150,000

Hollis Morgan – A charming detached 17th Century Farmhouse set in circa 26 acres of mature Orchards, Woodland and Paddocks with a range of Barns, Equestrian Stables and Outbuildings.

- Grade II Listed Farm House
- 26 Acre Plot
- Rare Opportunity
- Equestrian Potential
- Possible Development
- Stables, Orchards, Paddocks

The Property

Wyche Farm is an imposing detached stone built Grade II Listed family home with accommodation (2827 Sq Ft) arranged over three floors set in mature grounds encompassing circa 26 acres mix of stunning ancient orchards, several agricultural barns, seven stables, paddocks and woodland including an estimated 1200 year old oak tree.

The property is approached via an impressive driveway from Wapley Hill leading to the centre of the plot with ample parking immediately in front of the property and adjacent to the various barns and outbuildings.

Parts of the farmhouse have recently been refurbished and is an ideal base from which to further develop and improve the property into an enviable family home with scope for a large modern extension to the rear. There is also potential to attach the property to the adjacent stone outbuilding (Barn B) to create further accommodation – all subject to gaining the necessary consents.

Location

Wapley is a small South Gloucestershire hamlet, unspoiled and with a true rural identity. Wyche Farm is ideally placed providing easy access to Bristol and Bath in addition to the M4, M32 and M5. Parkway railway station is nearby, with services to most cities nationwide. For the equestrian there are bridleways, as well as liverys and stables. Bath and Bristol offer a wide choice of schools, both state and independent. Both are cities of historic importance, culturally rich in theatre, cinema and music as well museums, reflecting their architectural, nautical and industrial histories.

Equestrian Potential

The property has superb equestrian facilities with a range of Stables & Tack Room (Barn E) and a redundant menage area (to the rear of Barn D). There are excellent grazing facilities on site and a range of local bridleways and associated equestrian facilities.

Development Opportunity

The property has a range of large barns, stables and outbuildings that have huge development potential for either ancillary accommodation to the main house or independent dwellings.

Planning has previously been sought from South Gloucestershire under "Prior Notification" to develop barns B, D & G which was refused but we understand a more formal planning application will be considered more favourably – for further details please contact Hollis Morgan.

Planning Information via South Gloucestershire Planning Portal

Prior notification of a change of use from 1 no. agricultural building to 1 no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development.

Barn B - P20/23729/PNGR

Barn D - P20/23720/PNGR

Barn G - P20/23718/PNGR

Other Information

Tenure: Freehold

Services: Oil central heating | Mains water & electric | Drainage to septic tank

Public Rights of Way: A public footpath runs along the driveway but diverts prior to the cottage.

Council Tax Band: E

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. 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 may not be checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



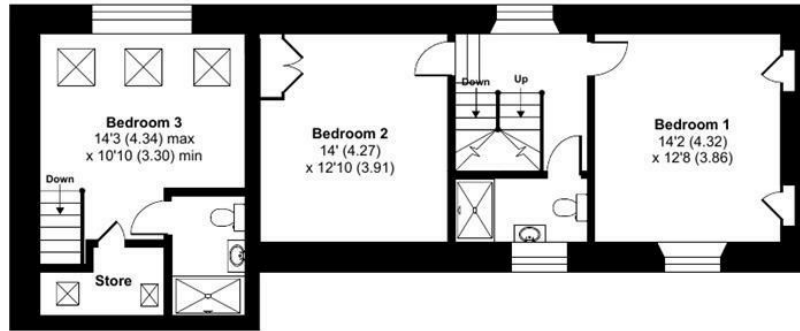
Wapley Hill, Westerleigh, Bristol, BS37

Approximate Area = 2598 sq ft / 241.3 sq m

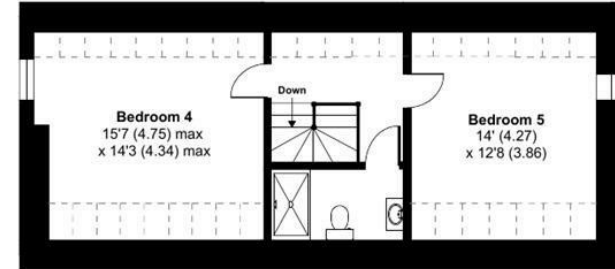
Barn = 229 sq ft / 21.2 sq m

Total = 2827 sq ft / 262.6 sq m

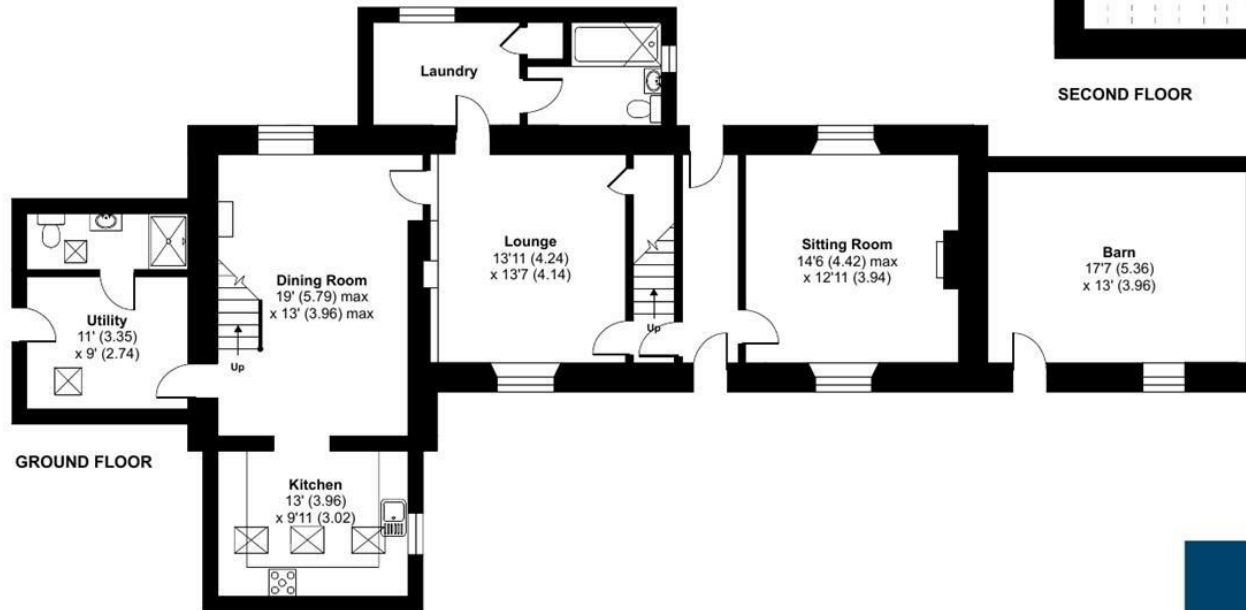
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2022. Produced for Hollis Morgan. REF: 812778



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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