



Little Brinsham Farmhouse,  
Gravel Hill Road, Yate, South Gloucestershire, BS37 7BY

# Little Brinsham Farmhouse,

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South Gloucestershire, BS37 7BY

Farmhouse requiring full renovation, offering generous proportions & significant scope for reconfiguration & extension (stp) Opportunity to create an exceptional bespoke country residence.

- Redevelopment Opportunity
- Grade II Listed Farmhouse
- Rural fringe of Yate & Chipping Sodbury
- Four Reception Rooms
- Four Bedrooms
- Garden
- Outbuilding
- Detached Independent One Bedroom Annex
- No Onward Chain

**Guide Price**  
**£450,000**

Well House, The Chipping, Wotton-Under-Edge,  
Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

## Description

Little Brinsham Farmhouse is an attractive detached stone farmhouse occupying a highly desirable position on the rural fringes of Yate, surrounded by open countryside yet within easy reach of Bristol and further excellent transport links. Offering well-proportioned accommodation and a separate annex, the property requires comprehensive renovation and presents a rare opportunity to create a bespoke country residence of considerable character. The house is complemented by generous parking, an outbuilding and private rear garden.

## Situation

Gravel Hill Road occupies an enviable position on the rural fringes of Yate, affording open views while remaining exceptionally well connected. Surrounded by countryside, the setting offers a backdrop of open fields. Despite its rural setting, the property is conveniently positioned for access to the amenities of Yate, with a comprehensive selection of retail, leisure and everyday conveniences. The city of Bristol lies within easy reach, renowned for its acclaimed dining scene, cultural attractions and premium shopping destinations. Communications are excellent, with mainline rail services from Yate railway station providing direct links to Bristol and further afield, alongside swift access to the M4 and M5 motorway networks. The area is also noted for its access to highly regarded schooling, as well as an abundance of outdoor pursuits including scenic walking routes, riding and country sports.

## Accommodation

The accommodation is arranged over two principal floors and extends to a well-proportioned and versatile layout. The ground floor provides three reception rooms, further complemented by a well-positioned kitchen with scope for reconfiguration into a more open-plan living space, subject to the usual consents.

To the first floor, there are three generously sized bedrooms, served by a family bathroom. A further loft room is accessed above, currently utilised as a fourth bedroom, providing additional and adaptable accommodation. Overall, the property presents opportunity to create a beautifully appointed residence.

There is a separate detached annex located to the front of the property comprising; a conservatory, kitchen, bathroom and double bedroom.

## Outside

There is a generous amount of parking to the front of the property, in addition to an outbuilding / store located to the rear of the farmhouse. The garden is well proportioned and mainly laid to lawn with its own separate gated entrance.

## Services

tbc

## Tenure

Freehold.

## Local Authority

South Gloucestershire Council.

Council Tax Band E (Farmhouse), Council Tax Band A (Annex).

EPC n/a Grade II Listed.

Ref: WER260049

Date: April 2026

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

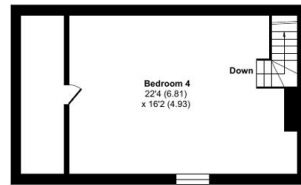
## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

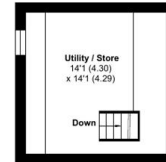


**Little Brinsham Farmhouse Gravel Hill Road, Yate, Bristol,**

Approximate Area = 2669 sq ft / 247.9 sq m  
 Limited Use Area(s) = 151 sq ft / 14 sq m  
 Annexe = 392 sq ft / 36.4 sq m  
 Outbuilding = 82 sq ft / 7.6 sq m  
 Total = 3294 sq ft / 305.9 sq m  
 For identification only - Not to scale

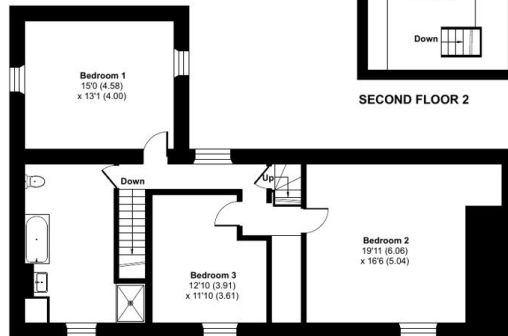


SECOND FLOOR 1

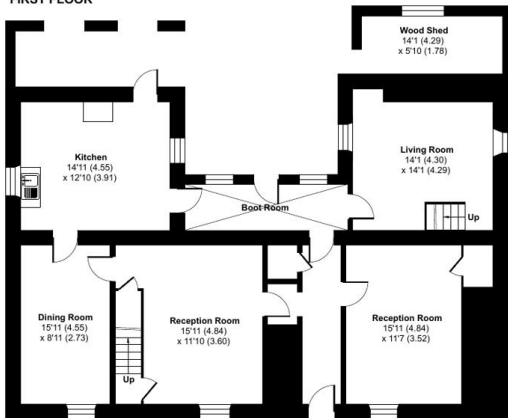
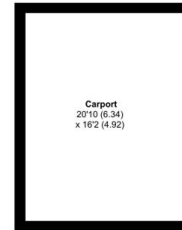


SECOND FLOOR 2

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



ANNEXE

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for DJ&P Limited. REF: 1450265