



Waterloo Farm, Northwick

Dundry, Bristol, BS41 8NP



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A detached period five bedroom farmhouse located at the end of a country lane with range of stone and modern farm buildings and pastureland. Approx. 24 acres in all.

- Detached, period farmhouse
- Rural location
- Countryside views
- Three/Four reception rooms
- Five bedrooms
- Conservatory
- Garden
- Extensive range of stone and modern farm buildings
- Approximately 24 acres of pastureland
- EPC Rating G

Guide Price
£1,400,000

Barley Wood Stables, Long Lane, Wrington, BS40 5SA
wrington@david-james.co.uk
Tel 01934 864300
www.david-james.co.uk

Description

Waterloo Farm is a beautiful detached, period farmhouse located at the end of a no-through country lane offering panoramic views. Providing generous accommodation throughout, the farmhouse has five bedrooms in addition to two reception rooms and a conservatory, creating an ideal blank canvas that is ripe for modernisation. With a number of useful utility/storerooms within the house as well as an extensive range of stone and modern farm buildings, picturesque cottage style gardens and pastureland totalling 24 acres, Waterloo Farm has incredible potential to be an idyllic country residence.

To the front, the farmhouse showcases a classically attractive stone farmhouse exterior, offset by charming shallow arched windows. The front door of the property leads from the much-loved and well-planted south facing garden into the characterful dining room with doors leading to the kitchen and sitting room. The dining room has a beamed ceiling and large stone fireplace with a wood burning stove – perfect for entertaining. The kitchen is a good size and with a solid fuel range supplying heating and hot water, currently the centrepiece of another charming period stone fireplace. Doors lead directly to a more modern conservatory, offering lovely views of the surrounding front garden. The cosy sitting room provides an open fireplace and further wooden ceiling beams. Just off the kitchen is the spacious and useful utility room and exterior door to the rear of the house. The utility room also leads though to a further large boot/store room, which has the potential and size to be used as a third reception/family room if desired. A downstairs WC is accessible from this room, as well as a further store room complete with an interior ‘chiller’ or additional pantry.

Stairs from between the kitchen and dining room lead to the first floor with three generous double bedrooms, a single bedroom and a good size family bathroom. The three double bedrooms all have built-in storage which offers scope to modernise, and all bedrooms benefit from picturesque countryside views. Another flight of stairs leads to the second floor, housing the fifth bedroom, a large, impressive room with outstanding views from three different aspects and classic exposed wooden beams and rafters.

The house looks across its own rolling pastureland, totalling approx. 24 acres, to the front and to the side with direct access to the land from the property.

Situation

Waterloo Farm is set at the end of a country lane within Northwick, a rural location in the sought after Chew Valley, approximately 2 miles from Dundry and 4 miles from Chew Magna, providing good access to local amenities and nearby rural villages. From Dundry, Bristol City centre is 7 miles away the City of Bath 16 miles. There is good access to transport links with the A38 (4 miles). Rail network is located at Parson Street, Bedminster station and Bristol Temple Meads (direct trains to London Paddington). Bristol Airport (6 miles). Good commuter access.

Outside

The property is approached along a single track lane, past the range of modern farm buildings to the right with the stone farm buildings at the end of the lane to the left and the farmhouse to the right. Subject to relevant planning consents, the buildings offer a range of agricultural/equestrian and diversification opportunities.

The gardens of the house have been particularly loved and looked after over the years, mainly laid to lawn with stone pathways, and offering a great variety of shrubs, trees and cottage garden plants. The property also benefits from an aluminium framed greenhouse.

Development Uplift Clause

Applies to Farm Buildings only: The current Vendor and their successors in Title will be entitled to 25% of any increase in the market value attributable to the grant of planning permission for any changes of use expect agricultural or personal equestrian use for 25 years from the completion date.

Ref: WRR250032

Date: 1st July 2026

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

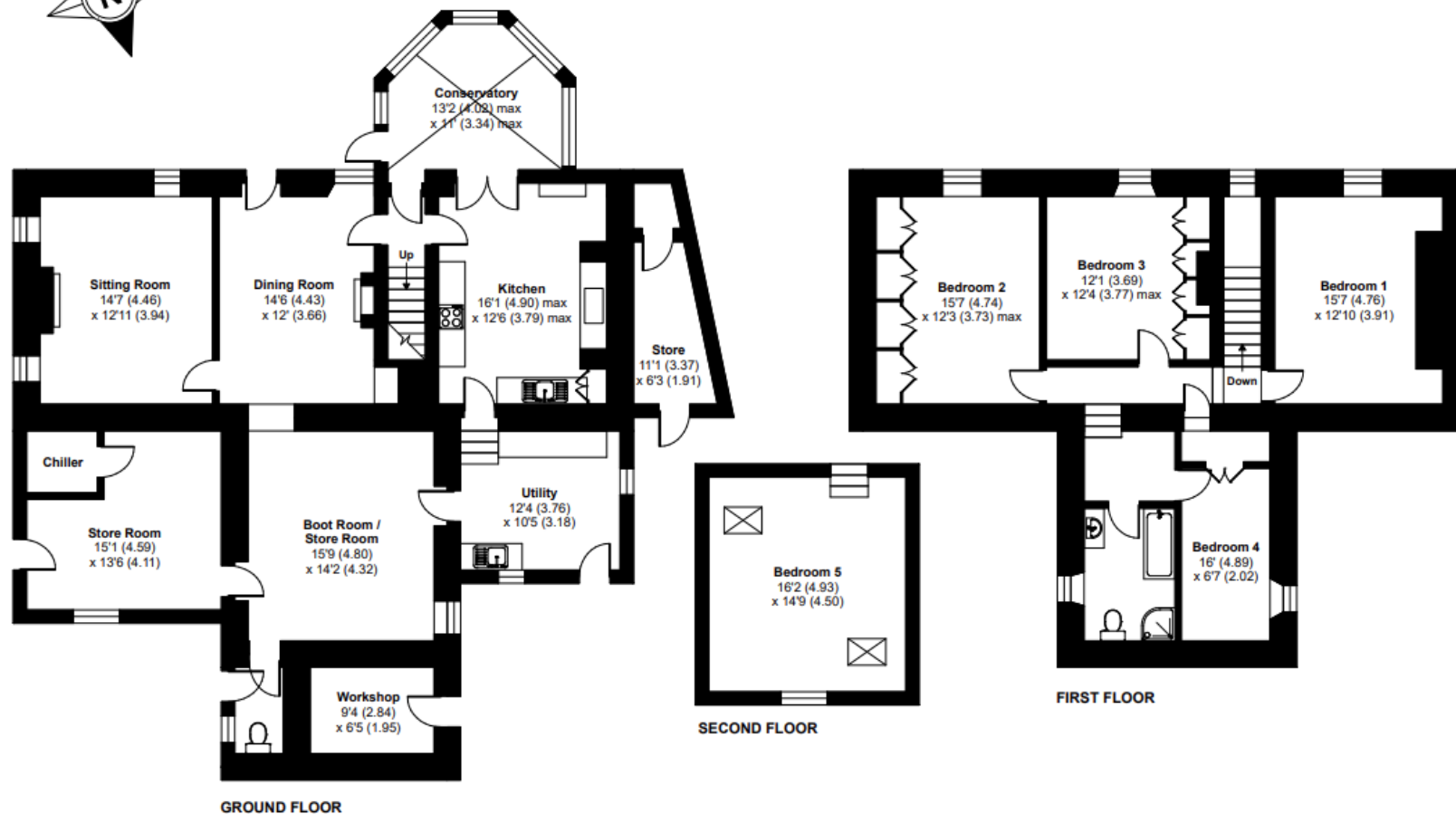
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Northwick, Dundry, Bristol, BS41

Approximate Area = 2823 sq ft / 262.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2024. Produced for Daniel James Residential. REF: 1383173