



MILL FARM
NORTHWICK ROAD, PILNING, BS35 4HE

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An opportunity to purchase a Grade II Listed, characterful five-bedroom farmhouse, set within extensive grounds (0.50 acres) with outbuildings, agricultural barns, and approximately 25.76 acres (10.42 hectares) of permanent pastureland.

- *Grade II Listed Five-bedroom Farmhouse*
- *Land extending to approximately 25.76 acres*
- *Accommodation extending to 4,179ft² in total*
- *Additional living accommodation in the annexe and cottage*
- *Characterful features*

**FOR SALE AS A WHOLE
BY PRIVATE TREATY**

AS A WHOLE: £1,200,000

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

ACCOMMODATION

Mill Farm

To the ground floor, the accommodation is spacious, providing an entrance hallway, utility, kitchen with aga, pantry, dining room, conservatory, sitting room with wood burner. There is an internal passageway which leads to second part of the farmhouse which provides self-contained accommodation with living room and open fire, dining room and kitchen.

To the first floor there is the master bedroom with internal storage, bedroom, family bathroom, bedroom with eaves storage. Additionally, there is a bathroom and bedroom within the self-contained accommodation. The accommodation is characterful and provides plentiful space for family or multi-generational living.

The Annexe

An original barn conversion which has been converted sympathetically and briefly comprises of sitting room, kitchen, bathroom and bedroom.

The Cottage

Neighbouring the Annexe, The Cottage has also been converted sympathetically to provide characterful accommodation which briefly comprises of Living room, kitchen, bathroom, office/snug and bedroom.

The properties are connected to mains water, electricity, with drainage to a shared cesspit, and oil central heating to each property and the farmhouse further being heated by a back boiler.

OUTSIDE

The property is set within a good-sized plot, with the gardens and driveway extending to approximately 0.50 acres. The gardens are principally laid to lawn with mature shrubs and fenced boundaries. There are former stable buildings to the rear of the garden.

OUTBUILDINGS

There are several traditional outbuildings associated with the property with various stores and stabling.

There are multiple agricultural buildings situated around a concrete yard which is spacious and allows for turning, with access to the pasture fields. The agricultural buildings are in good condition, with some being better than others. There are four primary buildings which comprises of: former milking parlour, open sided Steel Portal Frame building, 3 bay Steel Portal Frame building and an additional timber pole barn.

LAND

The land is level in nature and extends to approximately 25.76 acres of pasture. It is bordered by livestock fencing in the main and has been subdivided internally into manageable paddocks. It benefits from mains water connections to the land and has surrounding countryside views.

OVERAGE CLAUSE

The sale contract will include an overage provision on the land to the effect that if planning consent is granted for anything other than agricultural or private equestrian use within 25 years of the sale date, 25% of any increase in value will be repayable to the owners or their successors in title.

PRIVATE TREATY

The property is for sale by private treaty and offers are invited in writing, by the agents.

AGENTS NOTES

Mill Farm Council Tax Band – D
The Annexe Council Tax Band – A
The Cottage Council Tax Band – A

Mill Farm – EPC Exempt
The Annexe EPC Rating – E
The Cottage EPC Rating – E

ACCESS AND RIGHTS

The vendors will be retaining a strip of land (hatched brown), to the Western boundary of the farm and will require rights to be granted over the footbridge for access. They will also retain vehicular access rights for the maintenance of hedgerows and agricultural maintenance, over the area shaded blue.

VIEWING

Strictly by appointment with the Agents:
David James – 01453 843720

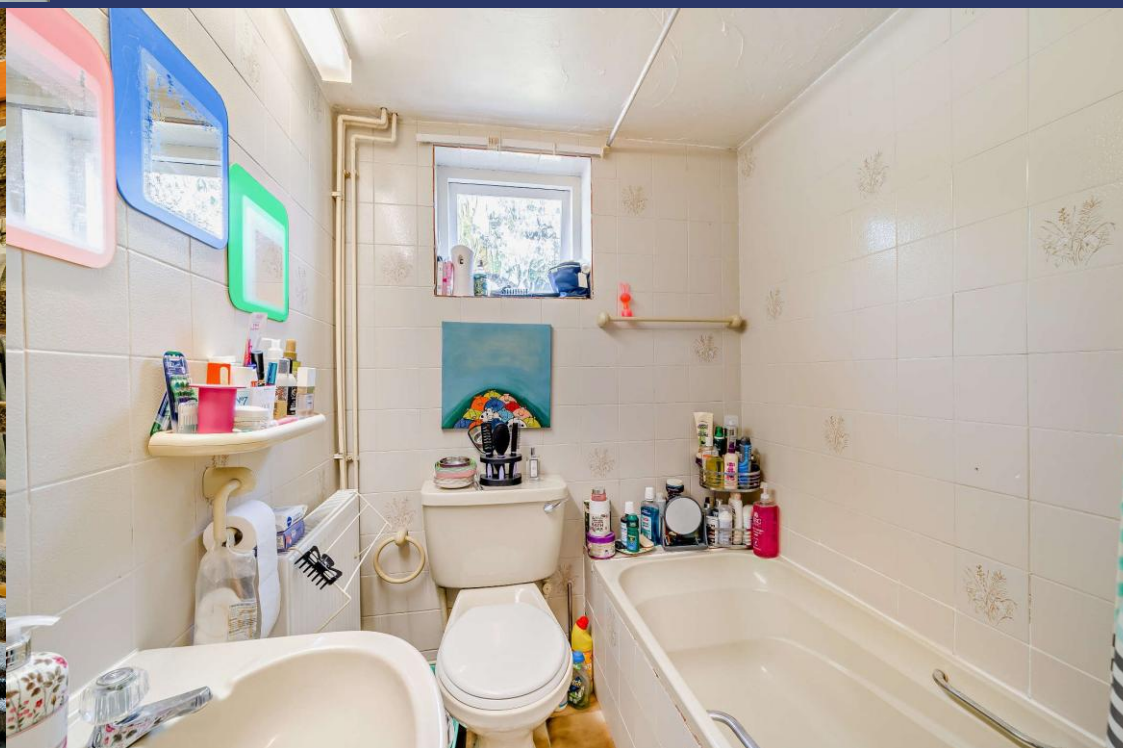
PLANS AND PARTICULARS

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

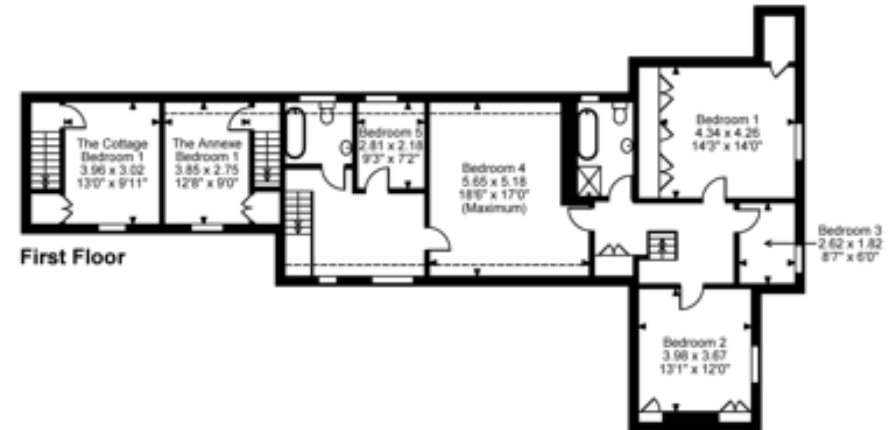
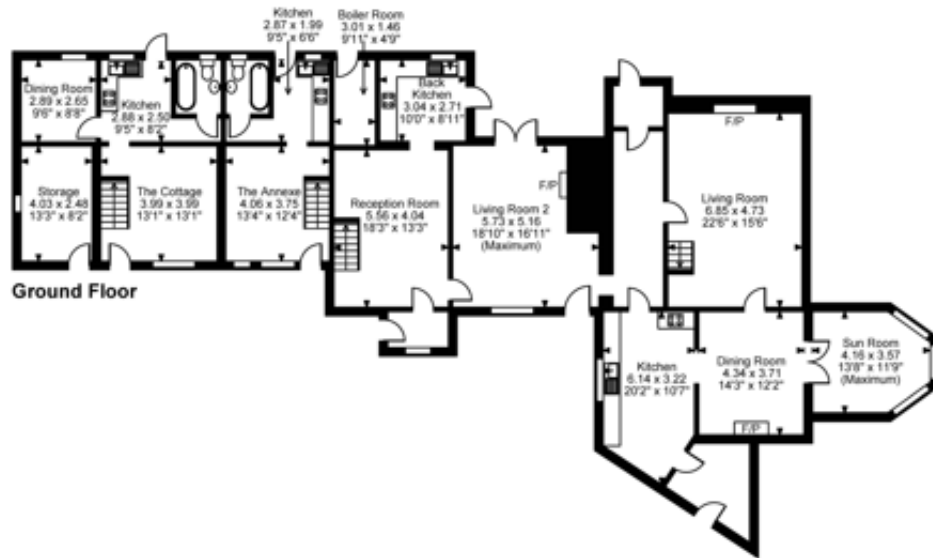
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether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







Mill Farm, Northwick Road, Pilning, Bristol
Approximate Gross Internal Area
4179 Sq Ft/388 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Annexe

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



SITE PLAN

