



**THE DAIRY
WESTON-IN-GORDANO
BRISTOL**

THE DAIRY, CLEVEDON ROAD, WESTON-IN-GORDANO, BRISTOL, BS20 8PZ

STEEPED IN HISTORY, “THE DAIRY” IS A STUNNING FAMILY HOME, THAT IS SET IN 4.67 ACRES OF BREATHTAKINGLY BEAUTIFUL FORMAL GARDENS, AND IS SURROUNDED BY WILDLIFE TRUST LAND . THE DAIRY HAS BEEN A LABOUR OF LOVE FOR THE CURRENT OWNERS OVER THE LAST TWENTY YEARS AS WHEN ACQUIRED THE PROPERTY WAS A DERELICT MILKING PARLOUR, CALF SHED AND THE REMAINS OF THE GATEHOUSE FOR THE ORIGINAL MANOR HOUSE THAT CAN TRACE IT’S HERITAGE TO THE 15TH CENTURY. THE ATTENTION TO DETAIL, AND THE QUALITY OF THE FIXTURES AND FITTINGS ARE UNPARALLELED, THUS OFFERING A UNIQUE OPPORTUNITY FOR ANY DISCERNING PURCHASER. THE ACCOMMODATION COMPRISES OF A KITCHEN OPENING ONTO A LARGE DINING AREA LEADING TO A MAGNIFICENT SITTING ROOM AS WELL AS A FAMILY ROOM. THERE ARE FIVE BEDROOMS, THREE OF WHICH HAVE ENSUITES, A FURTHER FAMILY BATHROOM AN OFFICE, AS WELL AS A ONE BEDROOMED DETACHED COTTAGE, AGAIN WITH VIEWS. THERE IS AMPLE PARKING AND PICTURESQUE VIEWS.

PROPERTY DISCRPTION

The Dairy is situated in the heart of Weston-In-Gordano adjacent to the Church. Accessed via a long driveway, one is immediately aware that they are driving into a special property. There are historic stone walls and features that date back to the original Manor House which was built in circa 1430 that have been retained, and used in a very sensitive, but inspiring way to create some unique aspects to this fine property. There are so many impressive historic features and aspects of the property it is impossible to capture them in these particulars, however they are well documented, and as agents we have a pamphlet that is available on request.

The accommodation offers a surprisingly contemporary feel, and the overriding impression is that of space. The quality natural finishes, combined with modern technology and outstanding views to every aspect afford the best of contemporary living, whilst staying true to the Historic significance of the property. The kitchen, utility and bathrooms are well appointed, and the four principle bedrooms are comfortable doubles, the master with a fitted walk in dressing room as well as the ensuite.

A key element to this family home is the wonderful open plan kitchen, dining, sitting room that has obvious natural divides, but offers extremely generous accommodation with exposed beams and trusses with wonderful slit and picture windows as well as patio doors over the North, South and West gardens. The French Log Burner is an impressive feature, and the underfloor heating throughout the entire property enables furniture to be placed without being restricted by radiators. There is a further family snug, and a first floor office and bathroom that could be utilised as the fifth bedroom.

The gardens of the dairy are of the finest quality, walled gardens enveloped by the aforementioned historic stone walls include water features, pergolas and formal sitting areas that offer an ambiance of peace and tranquillity. There are grounds laid to lawn, patio areas, a sizable vegetable garden and a large grassland field of 2.82 Acres that could potentially make a pony paddock.

“The Cartshed”, is a one bedroom detached annex that makes a significant addition to the offering as a potential income generator or as guest accommodation, and further to this there is detached garaging block offering undercover parking for two vehicles, and a greenhouse.

LOCATION

Weston in Gordano is a village situated in the middle of the Gordano valley on the north side on the road between Clevedon and Portishead. The village is particularly well placed for commuting to Bristol, being approximately eight miles to the west of the city. A choice of many High Street shops, restaurants and food stores at the nearby towns of Clevedon or Portishead (circa 1.5 miles). The village has a pub which is currently closed, but we understand that there are aspirations amongst the community to reopen the pub as a community lead venture . The much acclaimed Gordano Secondary school together with a number of other Primary schools are situated within close proximity as is The Downs Preparatory School (about four miles away) at nearby Wraxall offering private schooling for boys and girls aged 4 to 13 years. Bristol Grammar School, Clifton College. Clifton High School and Q.E.H. are all within about eight miles travelling distance via the world famous Clifton Suspension Bridge. This allows access to Clifton Village with its colourful range of High Street shops, boutiques and restaurants.

Overall the surrounding area provides for excellent outdoor activities with a choice of scenic walks on the network of local public footpaths. One notable attraction includes the National Trust Tynesfield Estate, a Grade 1 Gothic revival mansion set in 540 acres of stunning gardens and open parkland.

For the commuter the M4/M5 motorway network is easily reached at Junction 19 of the M5 motorway. Bristol International Airport is about seven miles distant offering daily flights to Europe and beyond.

OTHER INFORMATION

TENURE – Freehold and free

SERVICES – We understand that all mains services are connected.

BROADBAND – Ultrafast Available – Download 1000 Mbps, Upload 220 Mbps

MOBILE – EE, Three, Vodafone and 02 Confirm Data and Voice coverage

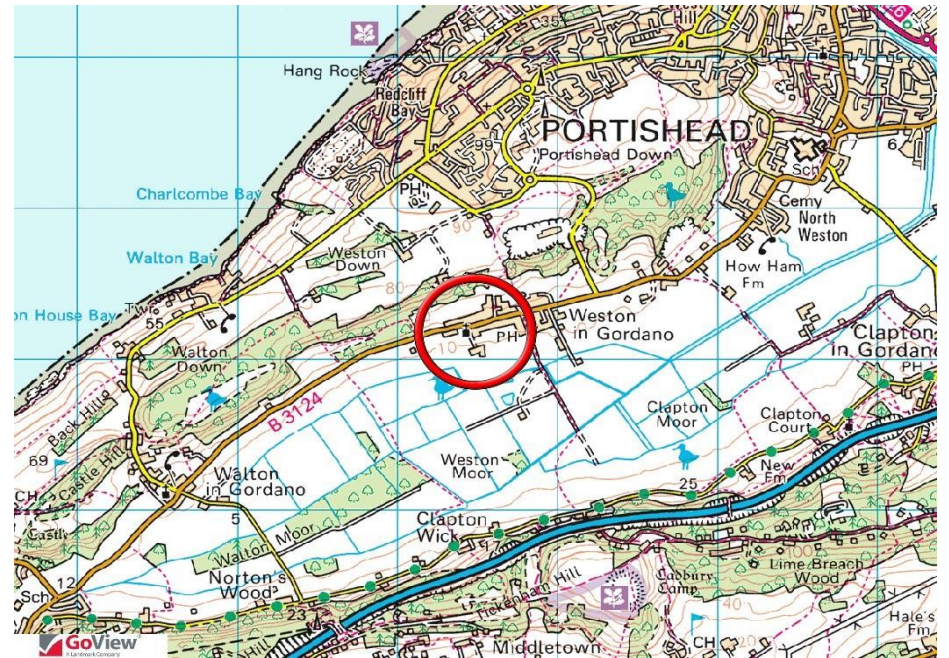
PHOTOVOLTAIC INCOME - £2,629.80 for 2022 (Index linked and tax free income)

LOCAL AUTHORITY – North Somerset County Council

COUNCIL TAX BAND – E (£2,579.76 for 2023/2024).

EPC – The Dairy (Main House) - B

EPC - The Cartshed (1 Bed Annex) - C





St Peter and St Paul's Church

Duck Pond Barn

View

Gordano Lodge

Grenfell

Little Gables

Old Pound House

Gordano Villa

Track

Total area: 4.67 acres (1.889 ha)

Enclosure

The Dairy

Pond

Enclosure

0m 15m 30m 45m

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The Dairy, Weston In Gordano BS20 8PZ

Gross Internal Area (Approx.)

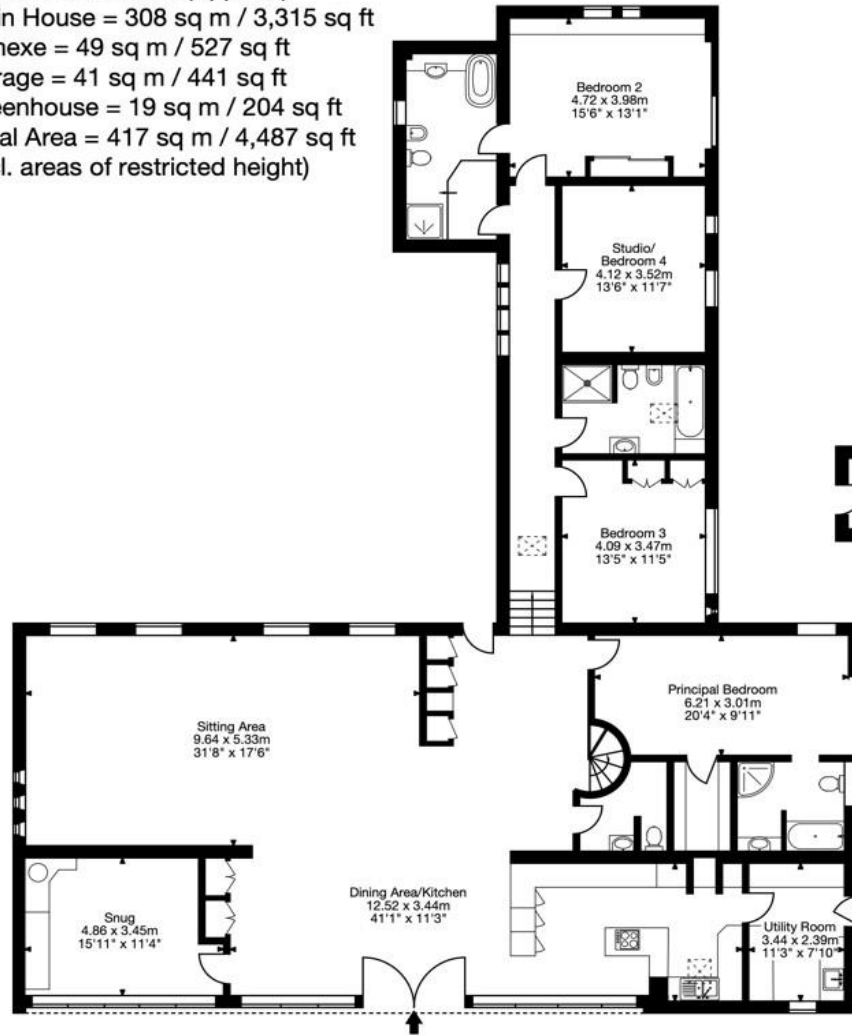
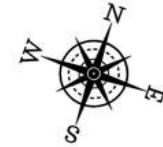
Main House = 308 sq m / 3,315 sq ft

Annexe = 49 sq m / 527 sq ft

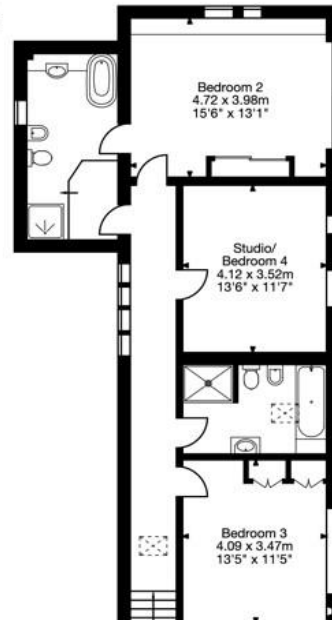
Garage = 41 sq m / 441 sq ft

Greenhouse = 19 sq m / 204 sq ft

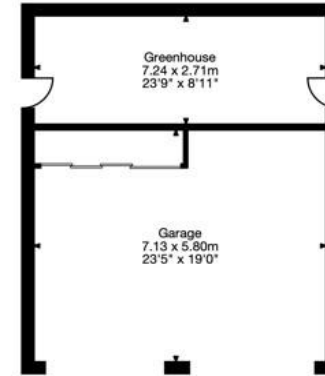
Total Area = 417 sq m / 4,487 sq ft
(incl. areas of restricted height)



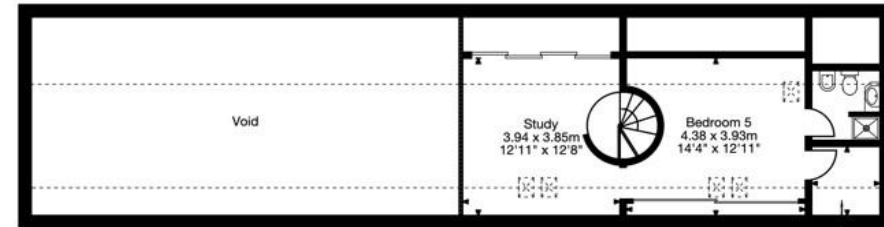
Ground Floor



Annexe



Garage



First Floor

IMPORTANT NOTE

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