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Horseshoe Farm, Horton Hill, Horton, South Gloucestershire BS37 6QH

An exciting opportunity to purchase a smallholding comprising an impressive Grade II listed thatched farmhouse with adjoining paddocks and outbuildings offering great scope to further develop and reconfigure, if desired. All set within a superb, rural position with grounds and gardens reaching just under 3 acres (approx.). Offered to the market with no onward chain.

Horseshoe Farm is believed to date back to the 16th Century with later additions. There is evidence of its fascinating past featured throughout the property including exposed beams, open stone fireplaces and sash windows. The farm has been under the same ownership since 1978 and has been a cherished family home over this time and is now ready for new owners to make their own.

Entering through a wooden front door into the welcoming formal reception hallway with a tiled floor and a feature fireplace ahead of an inner central hallway with an elegant turned staircase rising to the first floor. The principal living room is entered through an arched doorway and enjoys a double aspect with sash windows and window seats. The impressive stone surround inglenook fireplace with a wood burner inset creates a beautiful focal point to the room. The second reception room is currently used as a formal dining room/sitting room and also benefits from a double aspect incorporating sash windows with wooden shutters and a further inglenook fireplace with a stone hearth originally used as an open fire. The inviting kitchen/breakfast room has bespoke cabinetry finished with honed Carrara marble worktops crafted by the renowned British kitchen cabinet makers, Plain English. To one wall there is an exposed brick chimney breast where a Rayburn takes pride of place, making both a practical and attractive feature to the room. To the far corner of the room a stable door leads out to the gardens. Adjacent to the kitchen is a walk-in pantry ahead of the downstairs cloakroom with a WC and wash basin. The second 'day-to-day' entrance of the house accessible from the yard opens into a tiled lobby area onto a boot room and study both with vaulted ceilings. An internal door from here also returns to the kitchen.

The turned staircase ascends onto an open gallery landing with built-in storage and access to four double bedrooms and a family bathroom. The double aspect master bedroom is of beautiful proportions with built-in wardrobes and eaves storage. One of the bedrooms has a vaulted ceiling, engineered oak floorboards and a charming balcony overlooking the grounds and surrounding countryside beyond. The family bathroom has a white suite comprising a bath, shower, wash basin, WC and heated towel radiators.



Set within breathtaking countryside with far reaching views the property enjoys grounds reaching to just under 3 acres (approx.). Approached onto a sweeping driveway to one side of the property the grounds comprise three separate grazing paddocks, along with gardens and a generous hard standing yard. The paddocks are divided by wooden post and rail fences and mature hedges. There is a separate smaller paddock to the front of the property. The gardens are divided into several areas laid to lawn and a charming established walled garden with a lawn, herbaceous borders, a specimen fruit tree and a summerhouse. Outbuildings comprise a triple Cotswold stone garage with an adjoining loosebox, car port, two stone built pony stables, a large hay barn and an additional stone built stable and store.

Horton is a small, charming village situated on the Cotswold escarpment with the famous Cotswold Way winding its way through the village. The village has a highly regarded primary school, village hall, playing field and a parish church next to Horton Court, a National Trust property. Horton sits near the market town of Chipping Sodbury (2.7 miles approx.) where there are a number of shops, including Waitrose, cafes and restaurants. The village of Hawkesbury Upton with its shop, cafe and pubs is 4 miles away. The location benefits from excellent road links to the A46, whilst the M4 Junction 18 is 4.9 miles away (approx.). Bristol and Bath are both within commutable distances and Yate train station is situated 6 miles away.

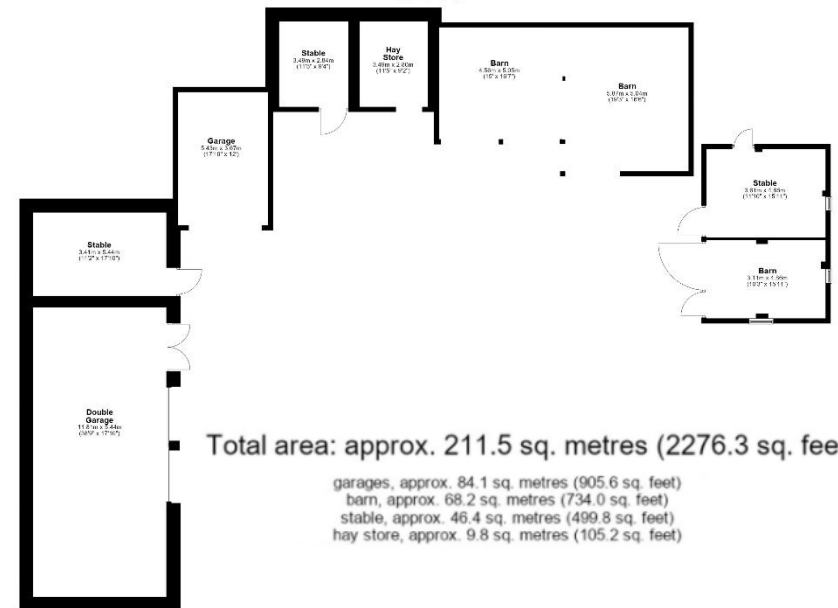
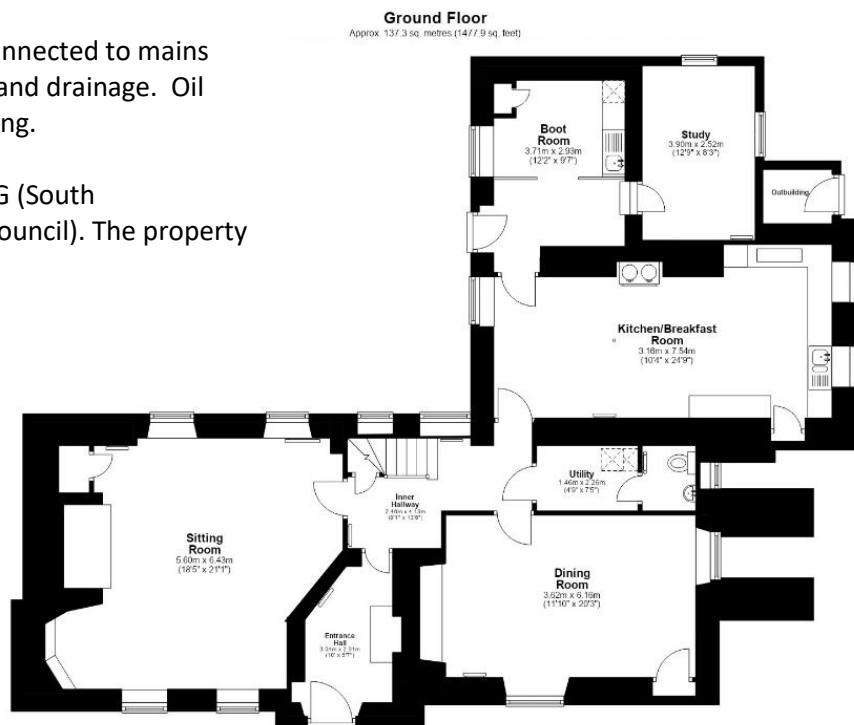
Guide Price £1,100,000



The property is connected to mains electricity, water and drainage. Oil fired central heating.

Council tax band G (South Gloucestershire Council). The property is freehold.

EPC – Exempt

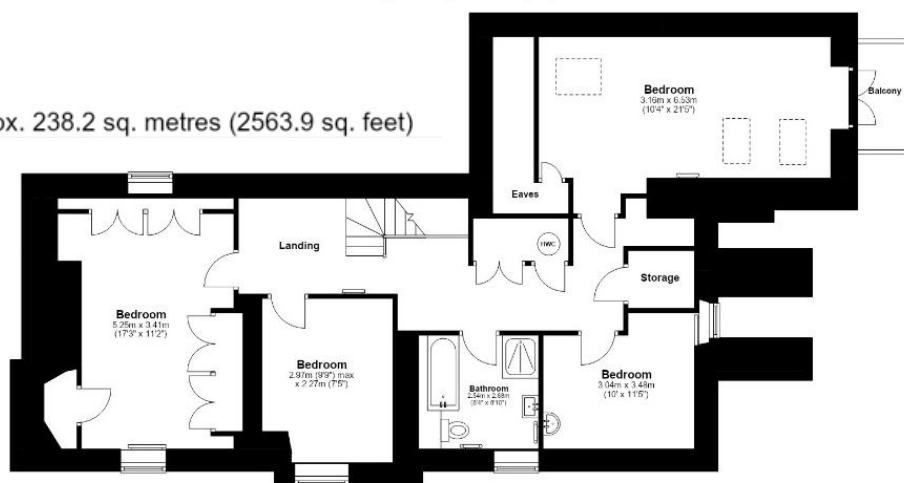


Total area: approx. 211.5 sq. metres (2276.3 sq. feet)

garages, approx. 84.1 sq. metres (905.6 sq. feet)
barn, approx. 68.2 sq. metres (734.0 sq. feet)
stable, approx. 46.4 sq. metres (499.8 sq. feet)
hay store, approx. 9.8 sq. metres (105.2 sq. feet)

First Floor
Approx. 100.9 sq. metres (1088.0 sq. feet)

Total area: approx. 238.2 sq. metres (2563.9 sq. feet)



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