



## **Manor Farm House Vicarage Lane, Bristol, BS39 4LA**

### **Offers In The Region Of £700,000**

Nestled in the charming village of Compton Dando, this exquisite period semi-detached house offers a delightful blend of historical character and modern living. The property boasts five generously sized double bedrooms, making it an ideal family home.

As you enter, you are greeted by three inviting reception rooms, each showcasing the home's rich heritage with features such as flagstone floors, exposed beams, and a stunning inglenook fireplace. These elements create a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The spacious living accommodation is complemented by a cellar, providing additional storage. The property is set within a picturesque countryside backdrop, allowing residents to enjoy the tranquility of village life while still being conveniently close to Keynsham High Street. This proximity offers excellent transport links to the vibrant cities of Bristol and Bath, making it an ideal location for commuters.

Outside, the home features a pleasant rear garden, perfect for outdoor gatherings or simply enjoying the fresh air. Parking is also well catered for, with space for two vehicles, including a carport and a single

Entrance via front door into

### Covered Porch

Quarry tiled flooring, further door to

### Hallway



Flagstone floors, exposed stonework, wooden beams, electric panel radiator, storage cupboard, wall lights, pedestrian door to rear garden, door with steps down to cellar, doors to

### Study

9'2" x 7'5" (2.81 x 2.28)



Leaded window to front aspect, electric panel radiator.

### Kitchen/Breakfast Room

15'7" x 14'11" (4.75 x 4.55)



Leaded windows to front aspect, window to side lean-to, a range of cottage style wall and floor units with wooden worksurface over, ceramic 1 1/4 bowl sink drainer unit with mixer taps over, tiled deep window sills, electric Neff oven and grill, Neff hob, space and plumbing for washing machine and full sized dishwasher, storage cupboard with shelving and hanging space, electric panel radiator, space for freestanding fridge freezer, window seat, tiled flooring, door to

### Lean-to

Flagstone flooring, wooden door to front aspect, hanging space, shelving, space for tumble drier.

### Reception/Dining Room

17'9" x 14'2" (5.43 x 4.32)



Sash windows to rear aspect, window seat, alcove shelving, exposed wooden beams, wall lights, open fire with exposed stone chimney breast with wooden beam and slabbed hearth, electric radiator.

### Sitting Room

15'8" x 14'1" (4.79 x 4.31)



Sash windows to both rear and side aspects, inglenook fireplace with exposed stone surrounds, quarry tiled hearth and wood burning stove, window seat, exposed wooden beams, alcove shelving with storage beneath, wall lights, double electric radiator.

### Cellar

15'8" x 13'6" (4.79 x 4.13)



Flagstone flooring, coal shoot, light.

### Inner Hallway



Stairs rising to first floor landing, leaded window to side aspect, door to

### Downstairs W/C

Leaded small window to side aspect, electric heater, corner wash hand basin, low level w/c.

### First Floor Landing



Access to loft space, electric panel radiator, storage cupboard with wooden beams, further opening to airing cupboard with wooden shelving for linen and housing hot water tank, step up over wooden threshold into master bedroom, doors to

### Master Bedroom

14'4" x 10'1" (4.38 x 3.09)



Sash window to rear aspect, electric heat store radiator, wooden beams, storage cupboard.

### Bedroom Two

14'2" x 12'2" (4.33 x 3.73)



Sash window to rear aspect, small panel electric radiator, storage cupboard and drawers.

### Bedroom Four

14'1" x 12'5" (4.31 x 3.80)



Window to side aspect, electric panel radiator, exposed wooden beams, access to loft space.

### Bedroom Three

15'3" x 11'1" (4.65 x 3.40)



Sash window to rear aspect, small electric radiator, a range of mirror fronted wardrobes with hanging rail.

### Bedroom Five

14'1" x 10'9" (4.31 x 3.28)



Leaded window to side aspect, electric radiator, large wooden exposed beam, step up to shower cubicle with electric shower over with hinged glazed door, vanity wash hand basin with light.

### Family Shower Room

9'11" x 6'8" (3.03 x 2.05)



Obscured glazed leaded window to front aspect, electric heated towel rail, suite comprising wash hand basin with storage beneath, fully tiled shower cubicle with sliding glazed door and mains shower over.

## Outside



The rear garden has a beautiful mature wisteria growing over the rear of the property. A good expanse of patio is immediately adjacent to the property ideal for al fresco dining, there is a further area to the side which is laid mainly to lawn with some roses and shrubs. The remainder of the garden is laid mainly to lawn with deep mature planted borders containing ground cover perennials, shrubs and fruit trees. A pergola is located in the bottom left hand corner of the garden with an established honeysuckle providing an ideal place for further garden furniture. There are mature lime trees and a silver birch. A gothic style wooden door leads to the front parking area. The rear garden is extremely private and is enclosed by stone walling and an established beech hedge. There is a carport situated at the front of the property with a further parking area giving access to the single garage.

Agent Note: The access at the front is shared with the neighbour

## Directions

Sat Nav BS39 4LA

# Floor Plan

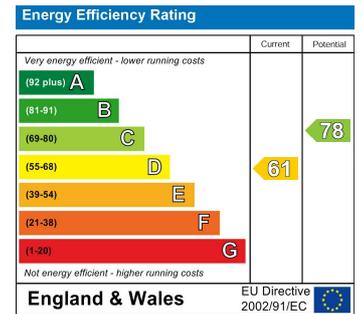


Total area: approx. 227.8 sq. metres (2451.5 sq. feet)  
**Manor Farmhouse , Vicerage Lane, Compton Dando**

# Area Map



# Energy Efficiency Graph



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