



G R E G O R Y S
— E S T A T E A G E N T S —

**Conygre Farm
Keynsham, BS31 1BA**

£1,750,000



A substantial, beautifully appointed 18th century former farmhouse occupying an approximate 3.5 acre plot. Discreetly situated amongst neighbouring greenbelt land, this imposing stone built home benefits an excellent location within the historic market town of Keynsham. Set within rolling countryside yet enjoying easy reach of the town centre, this handsome dwelling provides a rare offering to the local market. The main house offers a wealth of internal accommodation which has been meticulously arranged over two split level floors. The upper floors boast an arrangement of five double bedrooms all of which benefit from excellent views across the gardens and beyond. Upon the first floor, in addition to the main bathroom, three rooms are serviced by beautifully designed en-suite shower rooms, with an exquisite, dual aspect principle bedroom suite.

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The split level ground floor accommodation enjoys a versatile arrangement of rooms, three generous reception rooms reside to the front aspect of the property, each of which boast charming wooden Sash windows overlooking the main garden. The heart of the home can be found within the bespoke kitchen/breakfast room, which leads to a handsome orangery, formerly known as the 'chucky room' where the cows milk was stored upon a time. Further practical rooms complete the lower ground floor, all of which have been expertly designed in keeping with the age and style of the property.

In addition to the main house, the grounds are home to a wealth of further detached, stone outbuildings to the rear aspect, all of which are accessible from the gated entrance driveway. Currently serving many uses, these buildings are ripe for conversion into a detached annexe dwelling with private access if desired.

Presently, upon viewing from the rear, to the far left hand side there are two stables with a further outbuilding beyond. Adjoining is a spacious garage with a workshop beyond. To the right hand side, a timber constructed structure has further potential, currently utilised as a car port. Adjoining this to the far right is a building, previously used as a serviced salon (with w.c) and perfect for anyone looking for a home office, away from the main residence. Wrapping around the main house, both front and rear lawned gardens are to be enjoyed in addition to various areas for seating. To the far north, a sweeping field runs to the very bottom of its plot, with the benefit of private fishing rights within the River Chew at the foot of the plot, spanning 50m.

This property has been subject to extensive renovation under the current ownership, offering superb attention to be found throughout each and every room. Exposed stone walls and wooden beams and complimented by grand fireplaces and sash windows, with an overall warm and wholesome feeling to the property which has been a labour of love over the years. EPC Rating - D

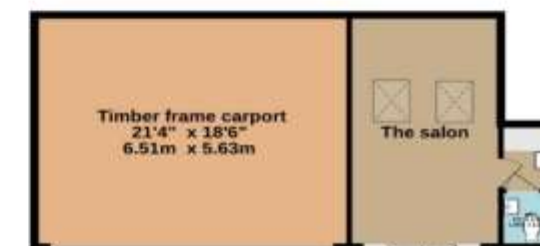
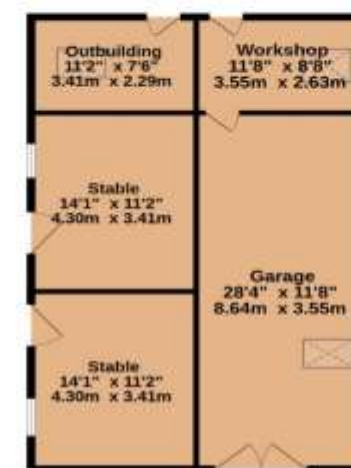




Ground Floor
1773 sq.ft. (164.7 sq.m.) approx.

1st Floor
1586 sq.ft. (147.3 sq.m.) approx.

Outbuildings
1447 sq.ft. (134.4 sq.m.) approx.



TOTAL FLOOR AREA : 4805 sq.ft. (446.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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