

# GRICKSTONE FARMHOUSE - TO LET

LITTLE SODBURY



# GRICKSTONE

## LITTLE SODBURY

### ***A recently renovated Badminton Estate farmhouse***

Reception hall • Kitchen/breakfast/family room  
Sitting room • Drawing room • Utility • Cellar • WC

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Ensuite master bedroom • Ensuite guest bedroom  
3 further bedrooms • 2 bathrooms • ancillary storage

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Stables and up to 20 acres grazing land also available by  
separate agreement

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Badminton 1.5 miles • M4 3 miles  
Chipping Sodbury 5 miles • Bath 13 miles  
Bristol centre 18 miles

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Yate Station 4.6 miles • Bristol Parkway 13 miles

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(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as  
statements of fact. Your attention is drawn to the Important Notice on the last  
page of the text.





## DESCRIPTION

A special chance to be the first to rent this very fine farmhouse following its complete modernisation.

Grickstone Farmhouse is owned and managed by the Badminton Estate and is situated at the end of a quiet lane off the A46 and about 1.5 miles on foot or horseback from Badminton village. It is surrounded by open fields and countryside, with a brook running by, a large garden with the availability of stables, paddock and ancillary storage space by separate negotiation.

Grickstone Farmhouse is conveniently located just off the A46 on a no through road and 3 miles north of Junction 18 of the M4. The proximity to good road connections comes at no detriment to the wonderful peaceful surroundings.

There are 2 double bedrooms with en-suite bathrooms and 3 further double bedrooms and 2 further bathrooms. There is a magnificent 11m x 5m family kitchen/breakfast room, 3 reception rooms and a very practical boot room/utility/laundry room. There is also a cellar and outdoor shed space.



### Directions

Postcode BS37 6QY.

1.2 miles north on the A46 from the Cross Hands Hotel at Old Sodbury is a right turn signed as a dead-end, which is opposite a left turn signed to Horton and Little Sodbury. Take the dead-end turn and Grickstone Farmhouse is half a mile along at the end. If coming from the North, proceed 1.8 miles south on the A46 from Petty France and the dead-end turn will be on your left.

### Services

Oil fired central heating (including ground floor underfloor heating). Mains water. Private drainage.

### Local Authority

South Gloucestershire – 01454 868009

### Council Tax

Band E

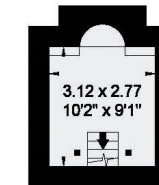
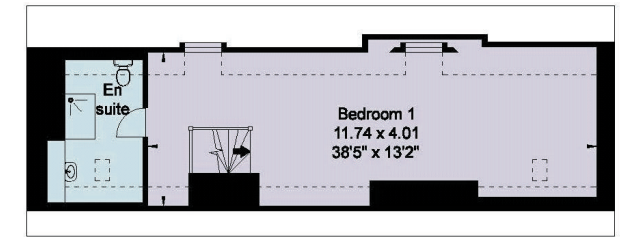
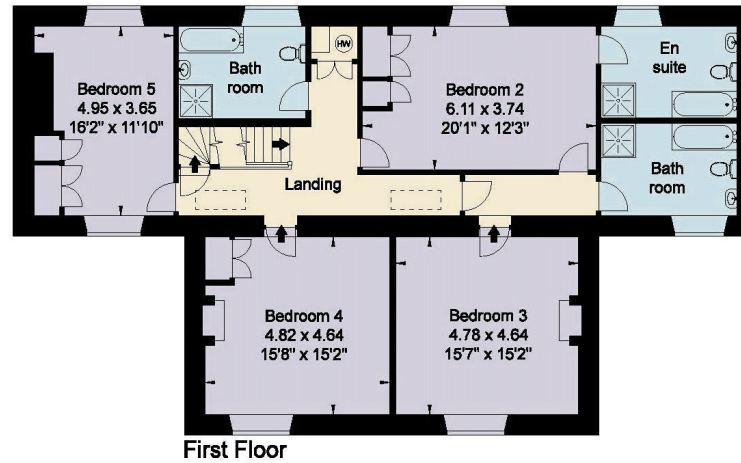
### Terms

**Furnishings:** Unfurnished

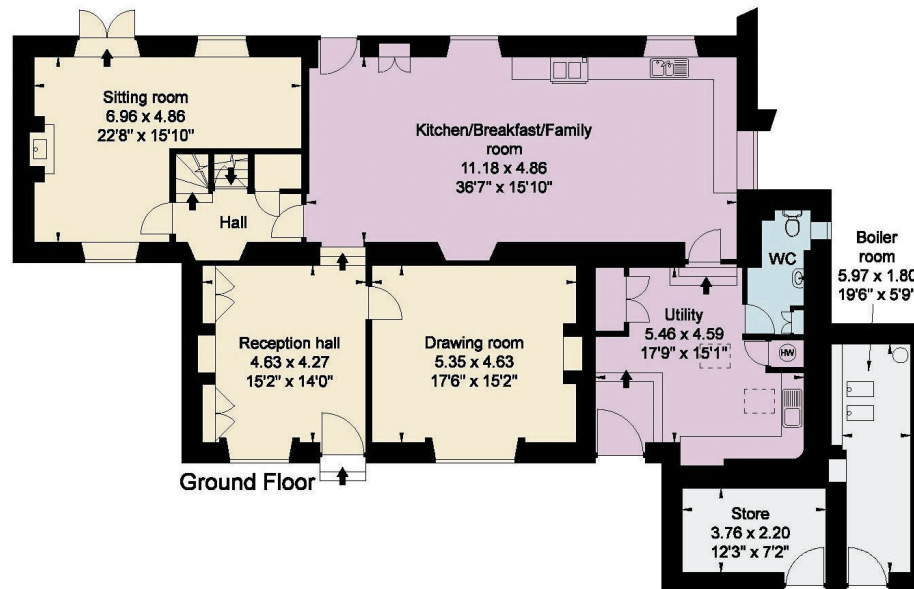
**Guide:** £3,750 pcm

**Viewing:** viewing by prior appointment only

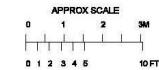
Photographs may be an artist's impression.



Denotes restricted head height



### Grickstone Farm Little Sodbury

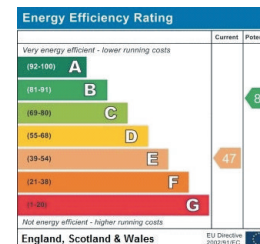


**APPROXIMATE GROSS INTERNAL FLOOR AREA:**  
 Main House: 371 sq m (3,994 sq ft)  
 Cellar/Store/Boiler room: 28 sq m (301 sq ft)  
 Total: 399 sq m (4,295 sq ft)  
 © Cotswold Plans Ltd. 01386 430176  
 4.11.2016 ma/9386

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



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