









# Felton House

## Felton

A magnificent opportunity to purchase this beautiful Grade II farmhouse with parts dating back to the 17th Century. Currently split into three apartments, this property is in need of restoration, but has the potential to be a spectacular home. With outbuildings offering even further scope. (STPP)

### Flat One

- ◆ Kitchen ◆ Sitting Room ◆ Utility Room
- ◆ Shower Room ◆ Three Bedrooms
- ◆ Main Bathroom

### Flat Two

- ◆ Kitchen Living Space ◆ Bathroom
- ◆ Bedroom

### Flat Three

- ◆ Kitchen ◆ Sitting Room
- ◆ Four Bedrooms ◆ Main Bathroom

### Outside

- ◆ Driveway ◆ Pretty Gardens ◆ Ample Parking
- ◆ Outbuildings ◆ Barn ◆ Double Garage

**£800,000**











## Description

Felton House is a wonderful Grade II listed 17th Century Farmhouse with period features throughout including stone mullion windows, original latch doors and inglenook fireplaces. Set in the village of Felton the property has ample accommodation throughout and further scope to renovate the outbuildings into additional accommodation.

The property is currently laid out as three apartments. Flat One is accessed on the side of the property. Opening into an entrance hallway, this leads to a downstairs shower room, utility room and the kitchen. The kitchen is a generous size and has a mixture of wall and base units, a Belfast sink and a feature stone surround fire place, currently not in use. The next room is the sitting room which has dual aspect and window seats. There is also a beautiful stone inglenook.

Upstairs Flat One has three bedrooms, however there is a door that opens to Flat Three's master bedroom connecting the two spaces if needed. There is also the bathroom which has a bath, WC, wash hand basin and shower with useful storage and airing cupboard.

Flat One also has stairs leading to the attic space which could be converted into more living space.

Flat Two is currently a one bedroom flat. Located to the other side of the house, the space is entered into the kitchen living room. It then leads onto the bathroom and bedroom, which has beautiful wooden panelled walls. This flat is currently used as a rental property.

Finally Flat Three is accessed in the middle of the property through the front garden. Entered into the entrance hallway, this leads to the sitting room and the recently fitted kitchen. The sitting room is a comfortable size and has a sandstone fire surround fireplace, which is currently not in use. The kitchen has a mixture of wall and base units and has plenty of storage space.



Upstairs to Flat Three are four bedrooms. The master bedroom has a useful WC and as mentioned previously, opens into Flat One. The main bathroom has also been recently fitted and has a bath with a shower over and wash hand basin.

### Outbuildings

Felton House benefits from an array of outbuildings. Currently used as a workshop, this space gives any potential buyer the option to create more living space by converting this into holiday rentals, an annexe for older parents or child or a long term rental.

Planning permission was granted in 2016. This was to change the use of land and buildings from agricultural to two units of holiday accommodation with associated operational development. Works to include external alterations and internal alterations. This has since lapsed, however the reference is 16/P/1004/LB

### Outside

The property has pretty front and rear gardens. Mainly laid to lawn, the spaces are of a decent size. The rear garden is West facing and the front garden is East facing. To the side of the property is a courtyard which is currently used by Flat Two.

The property has lots of parking and a double garage.







## Situation

The North Somerset village of Felton has local facilities including tea rooms, a newly renovated pub and church, whilst there are more comprehensive shopping facilities in other villages nearby including Wrington, Winford and Chew Magna. The primary school is at nearby Winford.

Secondary schooling is available at the popular Chew Valley Comprehensive School at Chew Stoke, with a daily school bus.

## General Information

◆ Tenure - Freehold

◆ Services –

**Flat One:** Oil fired central heating, mains water, drainage and electricity.

**Flat Two:** Night storage heaters, mains water, drainage and electricity.

**Flat Three:** Gas fired central heating, mains water, drainage and electricity.

Flat One and Two do have gas lined up to them.

◆ Local Authority – North Somerset

◆ Postcode – BS40 9YF

◆ Viewings - Strictly by appointment with the Vendors agent Killens 01275333993

◆ Fixtures and fittings - All those items usually regarded as retained to the vendors are specifically reserved out of the sale.

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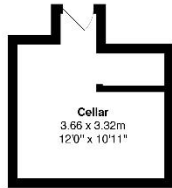


# Felton House, Upper Town Lane, Felton

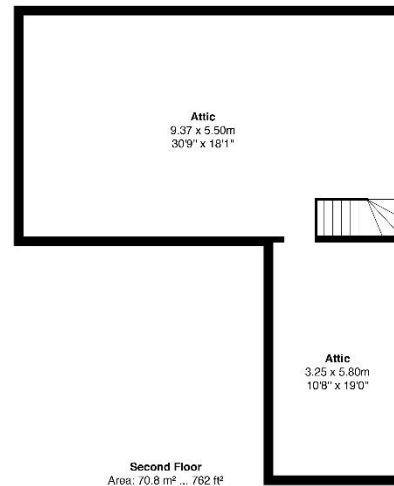


Approximate gross internal floor area of main building - 386 m<sup>2</sup> / 4,155 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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. All room measurements are maximum dimensions unless otherwise stated.



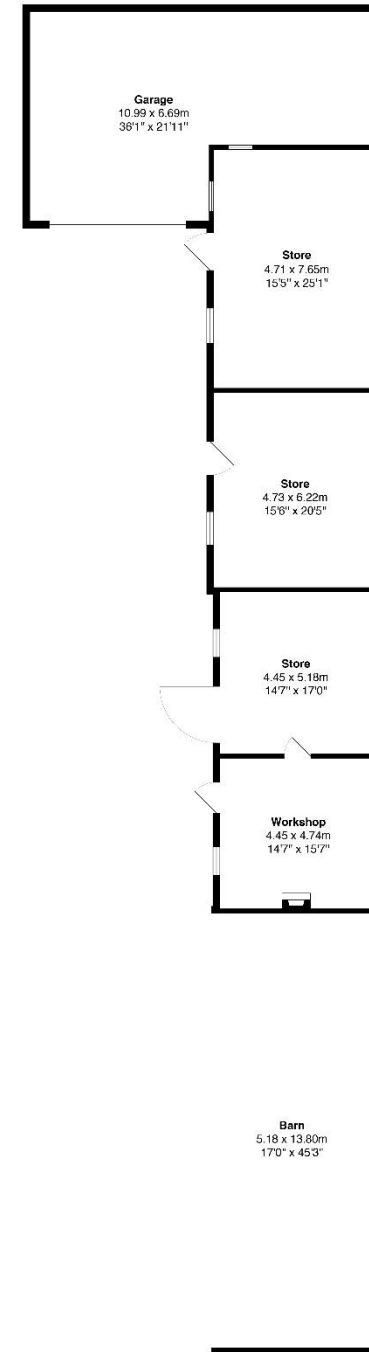
**Cellar**  
Area: 12.5 m<sup>2</sup> ... 134 ft<sup>2</sup>



**Ground Floor**  
Area: 160.5 m<sup>2</sup> ... 1728 ft<sup>2</sup>



**First Floor**  
Area: 142.2 m<sup>2</sup> ... 1531 ft<sup>2</sup>



Area: 256.3 m<sup>2</sup> ... 2759 ft<sup>2</sup>  
(scale and position not correct to main building)