



**Robin King** | Estate Agents

Lower Farm  
Jasmine Lane, Claverham, Bristol, BS49 4PY

# Lower Farm

An exquisitely presented 5-bedroom detached farmhouse. Tucked away in a quiet and idyllic location it has spectacular gardens, a paddock, garaging and an independent 1-bedroom apartment and offers easy access to Bristol and beyond.



With parts dating back over 400 years, Lower Farm is an immaculately presented traditional farmhouse set in a wonderful rural location in the popular village of Claverham. Sympathetically extended and restored over the years using high-quality craftsmanship and top-end fixtures and fittings - including a stunning Neptune kitchen - much care has been taken to retain the original features while creating a comfortable, modern and eco-conscious family home; offering solar panels, smart lighting controls and underfloor heating in many of the rooms.

The property now offers spacious family accommodation, including five bedrooms, four bathrooms, and four inviting reception rooms. In addition, there is a generously sized one-bedroom apartment (approximately 511 sq ft) with independent access and heating, located above the garage. This apartment would be ideal for teenagers, a dependent relative, or - subject to planning permission - could generate income as a rental property or Airbnb.

Set in grounds of just over an acre, the property features glorious mature gardens, a paddock, stabling, a double garage/workshop, and ample driveway parking.







## Lower Farm, Jasmine Lane

Lower Claverham, Bristol, BS49 4PY

### Key Features

- Magnificent detached farmhouse
- Approx. 5104 sq. ft (including outbuildings) of flexible accommodation
- Immaculately presented property with spectacular period features
- Approx. 1 acre of land including a paddock, stunning garden and stabling
- Superb open plan kitchen/dining/garden room
- Versatile outbuildings including stables, garaging and wine cellar
- Separate 1 bedroom apartment offering approx. 519 sq ft of independent living
- 16 owned solar panels, underfloor heating throughout much of the home and a smart control system
- Within catchment for well regarded Primary and Secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 112 mins)

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, water, & drainage, oil central heating. 16 solar panels and smart control system



















## The House

Stepping through the front door, set beneath a pretty storm porch, you are welcomed into an elegant and spacious reception hall. The character of this beautiful property is immediately evident, with exposed stone walls and beams, latched wooden doors, and deep recessed windows that reflect the charm of both the period and a traditional farmhouse. Additional features such as beamed ceilings, window seats, and inviting fireplaces are sprinkled throughout and enhance the home's timeless appeal.

To the right is the dining room—a delightful space featuring an inglenook fireplace with an attractive slate hearth, a cosy log burner and bread oven. A lovely window seat and exposed beams add to the room's character. An archway leads through to the snug, where useful deep fitted cupboards and an integrated desk make it an ideal work-from-home space.

From the dining room, you walk through to the spectacular kitchen/breakfast room. Travertine flooring with underfloor heating perfectly complements the magnificent Neptune kitchen, which is topped with gorgeous honed granite and natural limestone worktops. Integrated appliances include a light blue 'smart' electric AGA, Fisher & Paykel double dish drawer dishwasher, wine cooler, oven, halogen hob, and an InSinkErator hot water tap. The kitchen also features a breakfast bar and a spacious dining area adjoining bifold doors that open to the garden, seamlessly blending indoor and outdoor living.

Beyond the kitchen is a stunning garden room, graciously constructed around a green oak timber frame with a roof lantern. This light-filled space enjoys an almost outdoor feel, thanks to bifold windows and captivating views of the surrounding garden.

The ground floor accommodation continues with several more reception rooms. A formal drawing room features attractive oak flooring and another inglenook fireplace, with deep recessed shelving and an integrated dual-fuel burner. This room opens out into a lovely dual aspect space currently used as a TV room. There is also a small, tucked-away study, fully fitted with Neville Johnson units, as well as a convenient downstairs bathroom with a shower and W.C. Completing the ground floor accommodation is a well-equipped utility room with space for a fridge/freezer, washing machine, and tumble dryer, along with the control/boiler room and a boot room featuring a larder and access to the back garden.

Upstairs, the guest bedroom is exceptionally spacious, offering a generous sleeping area, a dressing area, and an en-suite shower room with a walk-in shower. There are three further bedrooms, all of which can accommodate double beds, and the impressive principal suite. This capacious room features French doors opening onto a balcony with a glass balustrade, offering expansive views over the garden and surrounding countryside—an idyllic spot to enjoy a morning coffee. The suite also includes a dressing area with double doors leading to a walk-in wardrobe, and a luxurious en-suite bathroom with walk in shower with underfloor heating.

A family bathroom, complete with twin sinks and a bath with a shower over, serves the remaining bedrooms.



















## Outside

Electric gates open to a drive in front of the house with ample space for secure parking and access to the stables.

The gardens at Lower Farm are a real delight – positioned on all sides of the property they have been beautifully landscaped and offer an abundance of attractive planting with mature shrubs and flowering plants such as hydrangeas and roses. Thoughtfully designed terraces are dotted throughout to provide space in which to relax and soak up the ambience of this delightful and tranquil location. Features also include an original well, a raised vegetable patch, a hidden Wendy house together with fruit trees including walnut, hazelnuts, plum, apples, figs and a magnificent grape vine.

To the rear is the separately fenced paddock which has a wonderful outlook on to the adjoining rural fields and an adjacent double stable block.

Outbuildings include a double garage with workshop, log store and wine cellar.







## Annexe Apartment

A standout feature is the detached one-bedroom annexe which offers a superb level of flexibility. Situated above the garage it has a stairlift and stairs to the first floor. A large open plan space it has a kitchenette, living and bedroom area and separate bathroom with shower. It is heated independently and has access to the main house's CAT-6 smart wiring and telephone.



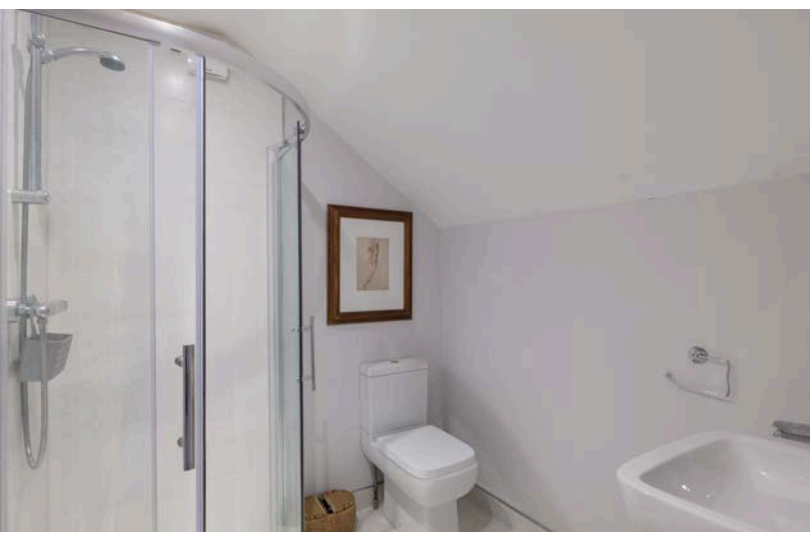
Completely independent from the main house with separate access, this space lends itself to multi-generational living, a home office, guest accommodation, or even potential income as a rental or holiday let.

## Location

Lower Claverham is an attractive village nestled in the countryside of North Somerset with an inviting setting providing rural tranquillity. There is a primary school in the village and secondary schooling at the highly regarded Backwell school. Claverham village hall hosts a number of events and clubs throughout the week and incorporates The Tannery Bar – open daily from 7-11pm. For more facilities the nearby village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational amenities. Public transport runs to and from Bristol, Weston-super-Mare and Clevedon and the M5 lies just 7 miles away. There is also easy access to Bristol Airport (6.5 miles) mainline railway services at Yatton (1.9 miles), with journey times to London Paddington from 112 minutes.

(All distances/times approx.)

**What 3 words** [///gurgling.cookies.together](http://gurgling.cookies.together)





# Jasmine Lane, Claverham, Bristol, BS49

Approximate Area = 3753 sq ft / 348.6 sq m

Annexe = 519 sq ft / 48.2 sq m

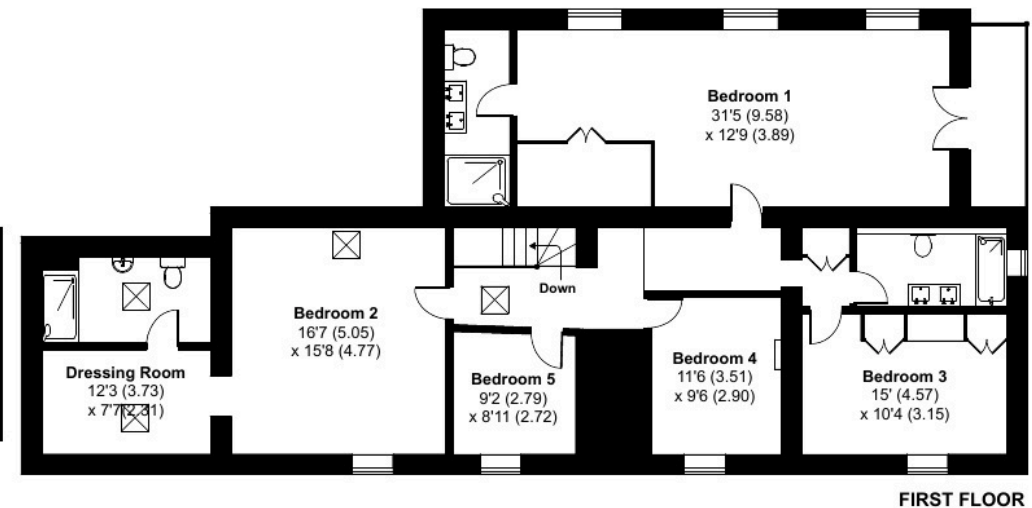
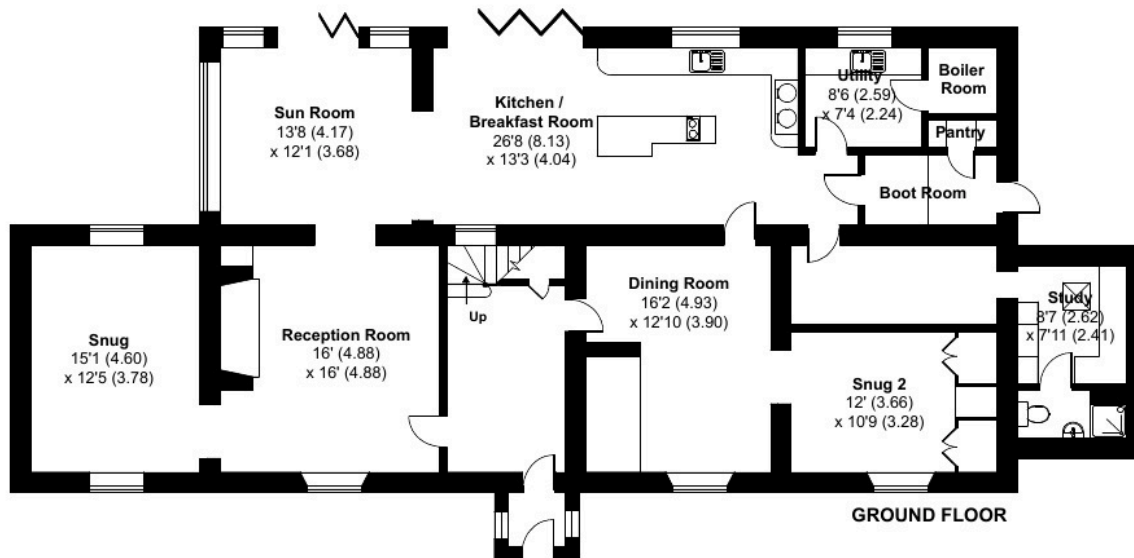
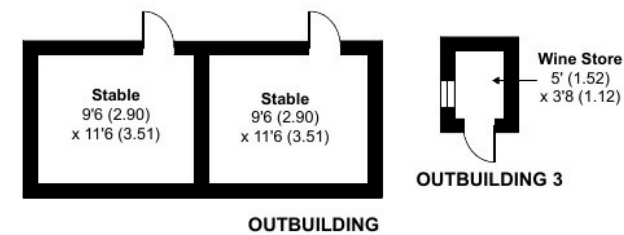
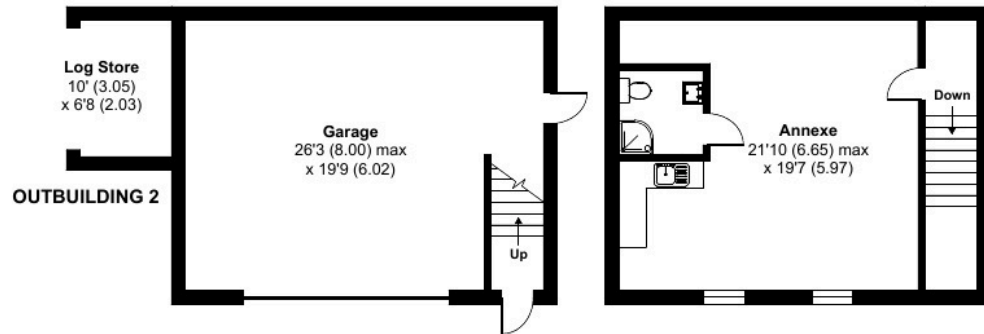
Garage = 519 sq ft / 48.2 sq m

Outbuilding = 313 sq ft / 29 sq m

Total = 5104 sq ft / 474.1 sq m

For identification only - Not to scale

Denotes restricted  
head height







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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.  
Viewings: Strictly by appointment through Robin King Estate Agents