



Old Field House, Chelvey Road

Chelvey, Bristol

A well presented, detached former farmhouse with 5 double bedrooms, large garden and ample garaging set in a beautiful rural location with easy access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

Mains Electricity, Water and Drainage. Oil Central Heating

- Approx 4,161 sq ft of flexible accommodation (inc. garages and outbuildings)
- Detached period farmhouse with character features
- 5 double bedrooms
- 5 versatile reception rooms
- 3 bathrooms (1 en-suite)
- Gorgeous Garden
- Garaging for 5 cars
- Ample driveway parking and EV charger
- Potential for dual occupation
- Easy access to Bristol Airport, M5 and mainline railway services (London Paddington from 105 mins)







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Old Field House has been in the same family since 1958. Believed to date back to the 1700s, this handsome and thoughtfully modernised traditional property is full of character retaining many period attributes such as deep recessed fireplaces, bay windows, original beams, latched doors, and classic picture rails.

Offering around 4,067 sq ft of accommodation, the house has five double bedrooms, three bathrooms, and a substantial ground floor layout. There are multiple reception rooms, including a large kitchen/dining room. All this is complimented by generous outside space, with garaging for five cars, outbuildings and a private enclosed country garden.

Tour of the home

Set behind a small stone wall, Old Field House is finished in render with a contrasting clay-tiled roof, and has an attractive symmetrical façade. A charming stone storm porch frames the welcoming front door which opens in to the entrance hall with useful under-stairs storage for coats and shoes.

To the left, the formal sitting room is a bright, elegant space with a traditional stone fireplace and cosy log burner. To the right are two further reception rooms — currently arranged as a snug and a more formal sitting area — both brimming with charm, featuring exposed stone walls, deep recessed windows, and beautiful stone fireplaces.

From here there is access to the spacious kitchen/dining room. Fully fitted with wooden units and contrasting black granite worktops it has twin eye-level ovens, an induction hob, integrated dishwasher and washing machine together with a cabinet fridge/freezer. The dining area is spacious and easily accommodates a large table for family meals or entertaining.

From here, a door opens to the conservatory which seamlessly links the house to the garden, leading out to a dining terrace — perfect for summer barbecues or al fresco dining.





The ground floor also includes a garden room, a striking double-height workshop, and a utility/preparation kitchen with a wonderful antique oil-fired Sunbeam stove, still in use for heating and hot water in this part of the house.

Upstairs, accessed via two staircases, the layout is adaptable and flexible. There are five double bedrooms, 4 with fitted wardrobes, and four enjoy spectacular views towards Brockley Combe. The principal bedroom is particularly spacious and has a contemporary en-suite shower room. Two further bathrooms serve the other bedrooms, one with both a bath and a separate shower.

Outside

Set on a plot of approximately 0.4 acres, Old Field House is approached through a five-bar gate leading to a large parking area and two attached single garages. The drive continues to an inner gated parking area in front of a detached stone-and-tile former outbuilding, which has been converted into a double garage with an electric roller door and an attached garage.



The gardens are very private and well established, with open views to the south and north. Stone walls and dense hedgerows form the boundaries. The gardens are designed as distinct "areas," connected by pathways: a lawn with fruit trees, a Mediterranean-style garden with a variety of mature shrubs and flowering plants, climbing roses and other shrubs, and a kitchen garden with a terrace adjacent to the house. There is also a timber-decked area, offering perfect spots to relax and enjoy the peace and tranquillity of the grounds.

Outbuildings include a summer house, log store, and outside WC.

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Location

Chelvey is a small hamlet with close proximity to Backwell village. Situated between Bristol and Weston-super-Mare it offers an excellent range of facilities which include a sport centre, well regarded primary and secondary schools, a mainline railway station for services to Bristol (9 mins) and London Paddington (105 mins) and there is a bus service to Bristol, Weston-super-Mare and Nailsea. The local shops include general stores, supermarket and post office, with more comprehensive facilities in the nearby town of Nailsea.

(All distances/times approx.)



Chelvey Road, West Town, Backwell, Bristol, BS48

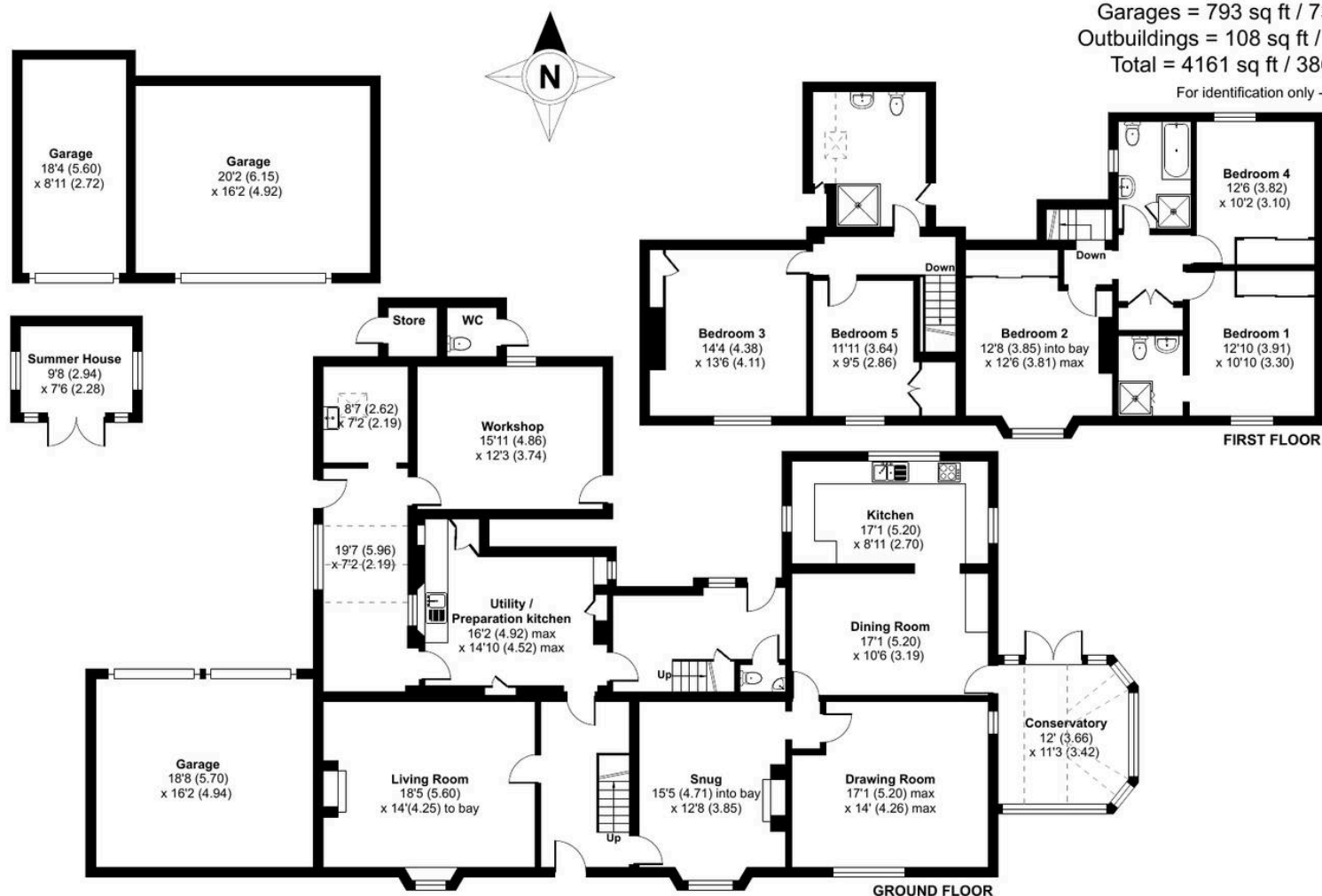
Approximate Area = 3260 sq ft / 302.8 sq m

Garages = 793 sq ft / 73.6 sq m

Outbuildings = 108 sq ft / 10 sq m

Total = 4161 sq ft / 386.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1339654

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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