



**COURT HOUSE FARM, MARSH LANE, EASTON-IN-GORDANO, BS20 0NE**

Offers in excess of £2,500 per month

**Carter Jonas**



# COURT HOUSE FARM, MARSH LANE, EASTON- IN-GORDANO, BS20 0NE

- 5 Bedrooms
- 2 Bathrooms
- Newly Fitted Kitchen
- Utility Room
- Cloakroom
- 2 Reception Rooms
- Garden

## LOCATION

Court House Farm is situated 4 miles east of Portishead, 7 miles west of Bristol, 30 miles west of Bath, 16 miles north of Weston Super Mare and 23 miles north of Wells. It has fantastic transport links via the M5 at junction 19, providing links to the West Country to the south and the M4/M5 interchange to the north. The M4 provides links to London in the east and South Wales to the west.

## THE PROPERTY

A handsome period detached farmhouse that has been the subject of recent renovation and upgrading. The accommodation is arranged over two floors and offers spacious family accommodation of kitchen, 2 reception rooms, snug, utility room and office on the ground floor and 5 bedrooms and 2 bathrooms on the first floor. There are also additional rooms that could be used for storage, workshop and some outbuildings. Externally there is a large driveway parking to the front for numerous vehicles, and a garden to the side and rear.

Available now and offered unfurnished. A marvellous family home.

Council Tax Band G. EPC band.

Holding deposit of one week's rent - £576.92

Five weeks' deposit - £2884.61

Six weeks' deposit - £3,461.52 (Non housing act tenancy)

A handsome period detached former farmhouse set on the gateway to the South West with 5 bedrooms, 2 bathrooms, driveway parking and a large area of garden. Situated some 7 miles west of Bristol and 30 miles west of Bath.



---

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band G
Directions	Travelling from the Gordano Interchange roundabout from J 19 of the M5. Take the exit for Royal Portbury Dock, at the next roundabout take the fourth exit for Gordano Way and then the third right for Marsh Lane. The property is 0.3 miles down Marsh Lane on the right hand side.

---





# Marsh Lane, Easton-in-Gordano, Bristol, BS20

Approximate Area = 3857 sq ft / 358.3 sq m

Outbuildings = 2294 sq ft / 213.1 sq m

Total = 6151 sq ft / 571.4 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Carter Jonas. REF: 866452



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

**T: 01225 747250**

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk

**carterjonas.co.uk**

Offices throughout the UK

A member of  
**onTheMarket.com**  
Classification L2 - Business Data