



HOMELEAZE BARN
Kington Lane, Thornbury, Bristol, BS35 1NB.

DJ&P **Newland Rennie** | RESIDENTIAL

HOMELEAZE BARN

Kington Lane, Thornbury, Bristol,
BS35 1NB.

Two-bedroom barn conversion and additional detached converted barn. Both barns are within the curtilage of a Grade II Listed farmhouse, have been finished to a high standard and are set in attractive gardens.

- Two Bedroom Barn Conversion
- Additional Ancillary Detached Barn
- Mature Landscaped Gardens
- Open Plan Living Space
- Exceptional Condition
- Characterful Interior
- Beautiful Rural Location
- Far Reaching Views

For Sale by Private Treaty

Guide Price
£695,000

Well House, Chipping, Wotton-under-Edge,
Gloucestershire, GL12 7AD
wotton@djandp.co.uk
Tel 03300 537200
www.djandp.co.uk

DESCRIPTION

Beautiful two-bedroom barn conversion with an adjacent detached barn conversion which has consent for office use (potential annexe subject to planning).

Both barns are within the curtilage of a Grade II Listed farmhouse, they have been finished to a truly high standard, they have an abundance of character features, from vaulted ceilings, exposed beams and exposed stone walls, wooden windows and doors. Homeleaze offers stunning open plan living space, accommodation with far reaching views over the Severn Estuary. Accessed by a private sweeping driveway and set within pretty gardens Homeleaze is an oasis in an enviable situation.

SITUATION

The property is set in the hamlet of Kington, west of the market town of Thornbury. Thornbury High Street offers a variety of shops, cafes, pubs and restaurants. Facilities include the Leisure Centre, Golf Course and Library. The town is blessed with a number of primary and junior schools, plus The Castle secondary school which is situated on the edge of open countryside close to Thornbury Castle. Positioned on a quiet country lane, the property commands a peaceful and private location with outstanding countryside views over its own mature gardens and beyond. There is convenient access to the A38 and thereafter the M4 / M5 interchange and cities of Bristol and Cardiff.

ACCOMMODATION

The accommodation is all on ground floor level. The main reception area is open plan Lounge/Dining Room/Office. The accommodation is enhanced by the vaulted ceilings with exposed beams. Solid oak doors and windows line the reception space on both sides of the property allowing you to take in the spectacular views. The Kitchen sits off the Dining area. There is a luxurious family Bathroom/Wet room and Cloakroom. Two Double Bedrooms with built in storage.

Separate detached converted barn with vaulted ceilings and beams solid wood floors and solid oak windows and doors, open main reception room, shower room and kitchen.

OUTSIDE

Homeleaze is set in simply stunning gardens. The garden to the front of the property is mainly laid to lawn with attractive planting and decorative pond. The rear of the property opens out to a paved entertaining reception space, beyond are immaculate lawns and colourful borders.

SERVICES

Mains water & electricity connected, oil central heating provides under floor heating, sewerage to a sewerage system.

LOCAL AUTHORITY

South Gloucestershire Council. Council Tax Band D
EPC tbc

DEVELOPMENT AND UPLIFT CLAUSE

The sale contract includes a clause (dated 2011) to the effect that should planning consent be granted for any additional residential units within 20 years of this date on this site, 35% of any increase in value will be payable to the previous vendors.

VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01453 843720.

GUIDE PRICE

Guide Price £695,000

REFERENCE

707921/1 June 2018

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or



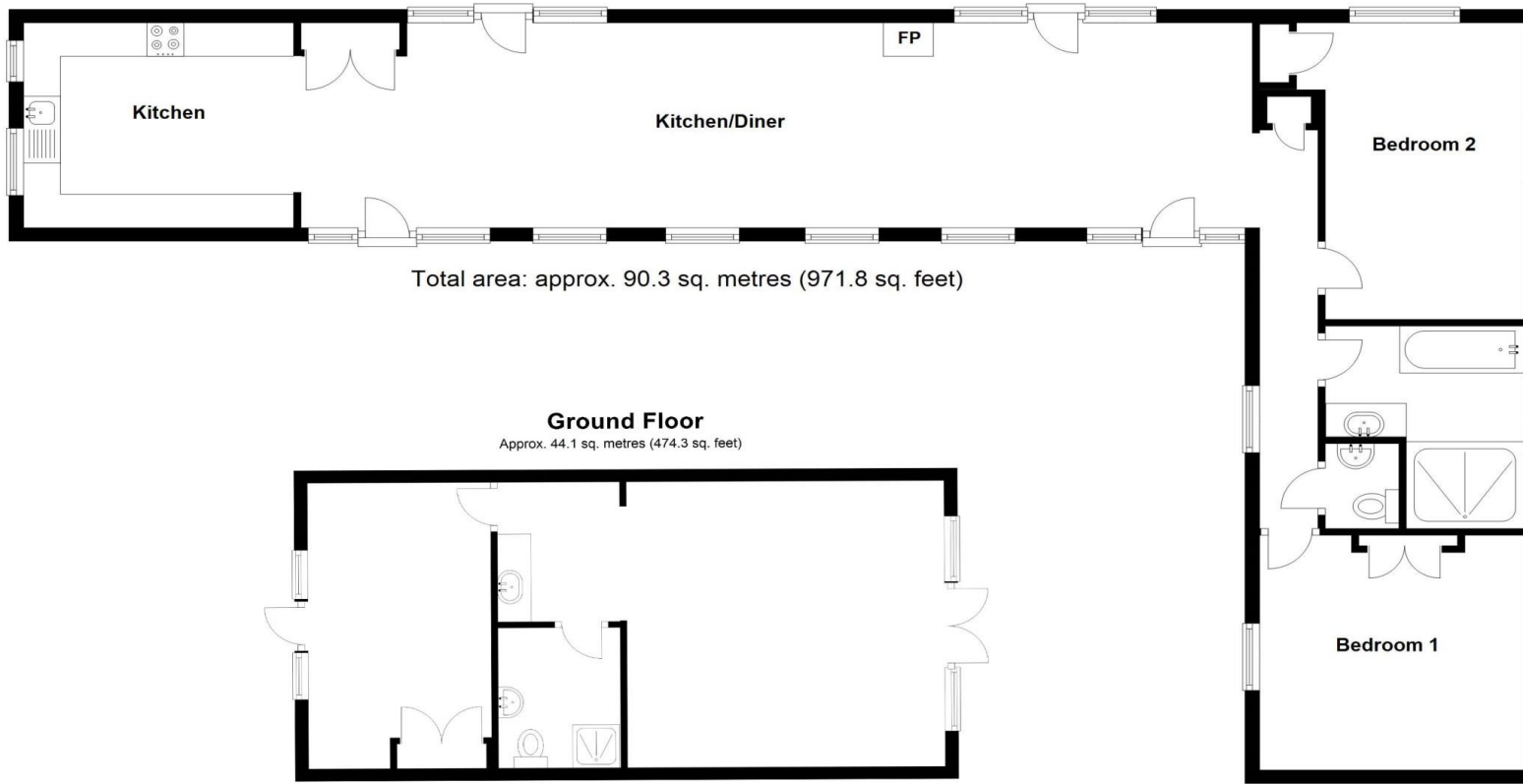
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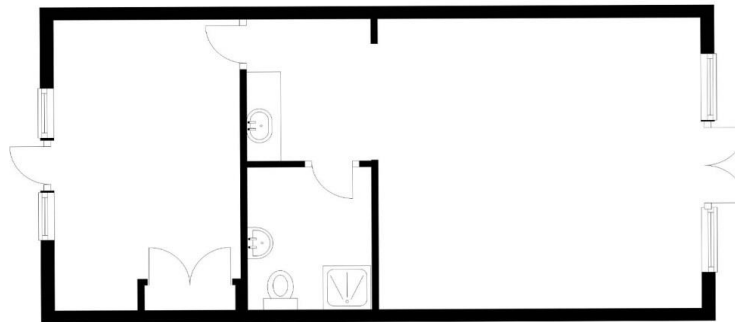
BARN & ANNEXE
FOR ILLUSTRATION PURPOSES ONLY

Ground Floor
Approx. 90.3 sq. metres (971.8 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 sq. feet)

Ground Floor
Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 44.1 sq. metres (474.3 sq. feet)