



WEST FISHER BARN BERWICK LANE,
HALLEN, BS10 7RR

**GOODMAN
& LILLEY**







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GUIDE PRICE
£735,000

West Fisher Barn offers an unique opportunity to acquire a beautiful converted barn with wonderful features, located in a village on the edge of Bristol, close to Blaise Hamlet and Cribbs Causeway.

An excellent home that should be viewed at your earliest convenience to avoid disappointment.

Location

Hallen is a village location on the edge of Bristol that offers great access to the motorway network & Cribbs Causeway as well as The Blaise Castle estate, Westbury-on-Trym & Bristol city centre. The local Leisure Centre with a swimming pool and gym is within walking distance and there are a host of walks across the surrounding fields that could take you to Blaise Castle Estate as well as the local nature reserve or up to the Spanorium Skyway.

Accommodation

Please see the floorplan for room measurements and the layout.

Approach

The [property is approached across a generous front garden and driveway to an attractive central entrance.

Ground Floor

Upon entering the house you are greeted with a wonderful 25 foot dining/reception area with feature open stairs to the first floor, wooden flooring and inset spot lighting. To the left hand side through a glazed door is the sitting room with feature floor to ceiling windows and double doors out to the gardens and to the right you will find the rest of the ground floor rooms. This includes a cloakroom/wc, a useful home office, and a kitchen/breakfast room with a door providing access into the annex. The present owners have done a great job converted what was the garage

into a truly special extra bit of accommodation that offers flexible uses. The conversion comprises of a large open plan living area with kitchen, dining and living areas, and stairs that rise to a mezzanine bedroom with its own bathroom. There is access out to the rear garden from both the kitchen/breakfast room and open plan living area, and a front door from the conversion as well.

First Floor

To the first floor accessed from the reception area there are three bedrooms the master bedroom with en suite wet room. The other two bedrooms have use of an additional bathroom.

Outside

The property has gardens to three side with a mix of lawn and patio areas, paths and provide areas for barbecues, play and relaxation. The private rear garden has pleasing views out across the fields behind the property and there is ample gated driveway parking to the front of the house.



- Impressive Barn Conversion
- Master Bedroom with En Suite
- Gardens and Driveway Parking
- Four Bedrooms
- Flexible Accommodation
- Viewing Essential
- Four Reception Rooms
- Connected Annex





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Ground Floor
Approx. 106.5 sq. metres (1146.1 sq. feet)



First Floor
Approx. 67.2 sq. metres (723.6 sq. feet)



Total area: approx. 173.7 sq. metres (1869.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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