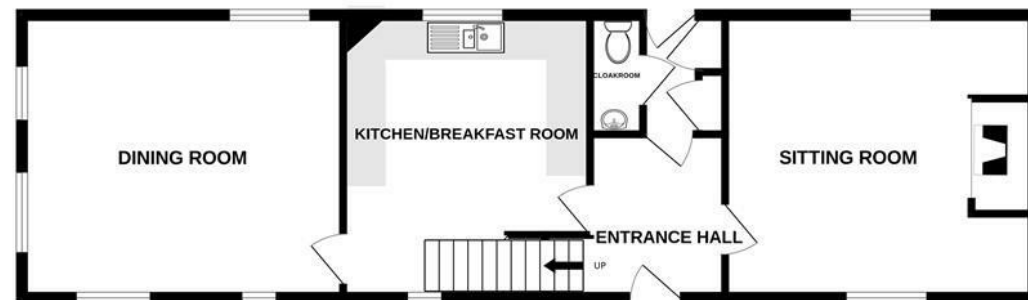


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



MANOR BARN QUEEN SQUARE SALT FORD BS31 3EL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Manor Barn Queen Square, Salford, Bristol, BS31 3EL



£800,000

A delightful attached barn conversion of considerable character set in a secluded position next to Salford Manor in a conservation area.

- Prime location in the the heart of the old village.
- Entrance Hall
- Sitting Room
- Large Dining Room
- Fitted Kitchen / Breakfast Room
- Inner hallway with cloak / WC
- Potting Shed and Workshop
- Ample Parking
- Attractive views to the rear
- Stunning enclosed front garden



Manor Barn Queen Square, Salford, Bristol, BS31 3EL

The sale of Manor Barn represents a unique opportunity to purchase a delightful attached period house of considerable character. The property offers good size accommodation which has been well cared for during the current ownership; it is understood to have originally been part of the adjoining property, Salford Manor, and converted into residential use in the 1940's. The adjoining Manor is understood to be the oldest continuously occupied private house in England and dates from the Norman times.

Manor Barn enjoys an idyllic location in the environs of Salford Manor and Church and other traditional farm buildings and is an attractive building in its own right, with a beautiful enclosed garden to the front creating a lovely setting. At the rear, there is parking and two outbuildings as well as a further garden. The property also includes the pretty dovecote which has undergone recent refurbishment.

Internally, the accommodation features ledged and braced internal doors and heavy beamed ceilings with the sitting room dominated by a large inglenook fireplace and a wood burning stove. There is, by contrast, a modern well appointed fitted kitchen / breakfast room and a large triple aspect dining room. There is an inner hallway with built in cupboards and a cloakroom / WC. The first floor has three well proportioned bedrooms with the master having a vaulted ceiling along with a good size family bathroom with bath, separate shower toilet and wash hand basin. From the first floor, rear facing views across open countryside can be enjoyed.

Salford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and an excellent 'outstanding' rated local primary school. Both cities are within easy reach by road or public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Solid entrance door to

HALLWAY

Tiled floor. Staircase rising to first floor, radiator.

SITTING ROOM 4.29 x 4.27 (14'0" x 14'0")

Beautiful beamed ceiling, mullion windows to front and rear aspect, impressive inglenook fireplace with timber Bressumer beam and wood burning stove. Two radiators.

INNER HALLWAY

With door to outside, tiled floor, two built in cupboards.

CLOAK/WC

Tiled floor, white suite comprising low level WC and wash hand basin.

KITCHEN/BREAKFAST ROOM 3.75 x 4.29 (12'3" x 14'0")

Window overlooking the rear aspect, tiled floor, radiator, beamed ceiling with downlighters. The kitchen is well furnished with a range of modern wall and floor units with roll edged work surfaces and tiled surrounds, inset one and quarter bowl sink unit with mixer tap. Integrated dishwasher, built-in refrigerator and cupboard housing the gas fired boiler. Extractor hood with stainless steel back panel, five ring gas hob with double oven beneath. Understairs storage cupboard.

DINING ROOM 4.8 x 4.30 (15'8" x 14'1")

Triple aspect room with windows to side, rear and front, attractive beamed ceiling, radiator.

FIRST FLOOR

LANDING

Beamed ceiling, two mullion windows to front aspect. Airing cupboard with hot water cylinder.

BEDROOM 1 4.53 x 4.23 (14'10" x 13'10")

Windows overlooking the garden to the front and far reaching countryside views from the rear window. Vaulted beamed ceiling. Built-in wardrobe to one wall (excluded from measurements).

BEDROOM 2 4.56 x 2.38 (14'11" x 7'9")

Windows to rear aspect with far reaching views, beamed ceiling, radiator, recess with built-in wardrobe (excluded from measurements)). Wash hand basin set in vanity unit (included in measurements).

BEDROOM 3 4.35 x 3.27 (14'3" x 10'8")

Dual aspect windows to side and rear, radiator, beamed ceiling, built in wardrobes and wash hand basin set in a vanity unit.

OUTSIDE

The property is approached from Queen Square through a metal gate to a driveway. over which, the property enjoys a right of way. A wrought iron pedestrian gate provides the approach to the large part walled front garden. This is a delightful garden which has been landscaped in a traditional cottage garden style. It is laid to lawn with cultivated borders stocked with roses, flowers, shrubs and trees. There is a south facing flagged stone patio immediately to the front of the property.

The vehicular access leads to the rear of the property with a gravelled driveway and parking for two vehicles, one of which is undercover. Beyond this, is a potting shed 2.81m x 2.12m with power, light and plumbing for a washing machine and a workshop 3m x 2.15m with power and light. Beyond the driveway, there is a level area of garden enclosed by timber fencing. There are some beautiful far reaching views to open countryside to enjoy.

NB The neighbouring property has a right of way across the driveway to provide rear access.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The Dovecote is grade II listed and Manor Barn is in the curtilage of a listed building.

Local authority. Bath And North East Somerst.

Services. Gas. Electric Mains water and drainage

Mobile. Voice. EE Three O2 Vodaphone. Source Ofcom

Broadband. Ultrafast 1000mps source Ofcom

The property is located in a conservation area.

The neighbouring property has a right of way across the driveway to provide rear access.

