

# HUNTERS®

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## Manor Farm Lane

Hill, Berkeley, GL13 9EE

£1,300,000



Council Tax: E



# Faraway Farm Manor Farm Lane

Hill, Berkeley, GL13 9EE

£1,300,000



## INTRODUCTION

Faraway Farm is a fabulous barn conversion that occupies a magnificent rural setting fronting unspoilt undulating hills and open countryside. Situated just a short 10 minute drive from the thriving market town of Thornbury and equidistance of junction 14 of the M5 motorway, this contemporary rural home has been thoughtfully designed to provide a sleek, stylish and modern interior with all mod-cons. Flexible and versatile in arrangement, this handsome, recently converted barn is of grand proportions totalling approx; 3,243 sq ft to incorporate an exceptional one bedroom self contained annex. Comprising exceptionally bright, light and welcoming accommodation with the added benefit of an adjacent stable block and paddock, this stunning home represents an exciting opportunity to secure a magnificent home in an extraordinary setting. Internal viewings are enthusiastically encouraged.

## MATERIAL INFORMATION

Tenure Type; Freehold  
Council Tax Banding; South Gloucestershire Band E  
Services; Private drainage  
Heating; Oil central heating  
Land; Potential to acquire additional acreage

## THE ACCOMMODATION

At ground floor level the main accommodation is flooded with light from large windows and sliding glazed doors that open to a generous open plan family room, this area incorporates a fabulous fully integrated kitchen with adjacent separate dining room. Furthermore there is a master bedroom with en-suite, study, utility and cloakroom, whilst on the first floor there are three further bedrooms and family bathroom.

The adjacent annex also enjoys sliding glazed doors and being of similar proportions it also has an impressive open plan kitchen/diner/living room with double bedroom, en-suite and utility. In our opinion if not used for a dependent relative, the annex holds potential to generate a second income. (subject to getting the necessary consent.) Next to the annex there is a fully insulated detached studio with power and light, whilst there is a detached stable block and extensive car parking. The land and gardens are in the majority at the front of the property, these are East facing with extensive decked area incorporating well tended beds and borders with substantial pergola and parking for numerous vehicles. An established wooded copse with natural pond are additional features that combined with Oil fired central heating and double glazing compliment this highly desirable family residence of distinction.

N.B Whilst the property occupies a generous plot with paddock of approx 2 acres, there is an option to acquire additional acreage if desired.

Tel: 01454 411522



## Road Map



## Hybrid Map



## Terrain Map



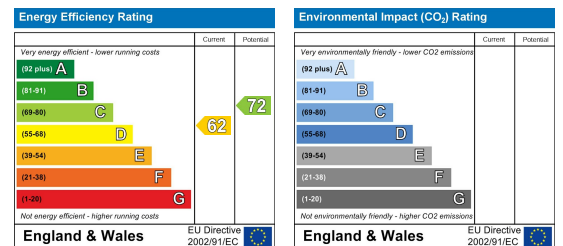
## Floor Plan



## Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.