



Main Street, Bristol
, BS39 6UB

£360,000



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DESCRIPTION

A truly unique detached barn conversion situated in a quiet tucked away village location and offering really generous sized accommodation over two levels. If you are looking for something individual with an abundance of character then this impressive natural stone barn conversion, nestled in the heart of the village of Farrington Gurney could be exactly what you have been looking for! As you step through the front door into the entrance hallway (with shoe storage) there is a newly fitted family bathroom with both a bath and a separate large shower enclosure, a personal door into the garage and stairs to the first floor. The living accommodation on the ground floor also comprises two good sized bedrooms (there is a passageway through bedroom two to access further accommodation) and a utility room with a WC. On the first floor there is a spacious lounge/dining room which enjoys plenty of natural light from the large picture windows and Velux windows above and there is also a feature fireplace with log burner, a well fitted kitchen, the main double bedroom and a really useful landing area with eaves storage - which handily doubles as a substantial office space. The property has hard wood double glazing and gas central heating. Externally the property is accessed via a concealed single track serving just the barn itself as well as one other neighbour with a right of access and leading to a double width garage. The location of the property has an extremely private and quiet feel and enjoys a small courtyard style garden, again with a great deal of privacy and is perfect for summer evenings!!



ROOMS

ENTRANCE HALLWAY

Stairs rising to first floor, shoe cupboard, door to garage, door too..

REFITTED BATHROOM

Four piece bathroom suite.

BEDROOM TWO

Hardwood window to front elevation.

BEDROOM THREE

Hardwood window to front elevation.

UTILITY ROOM AND W.C

Plumbing for automatic washing machine, wall and base units, low level w.c.

FIRST FLOOR LANDING

Vaulted ceiling, two storage cupboards one housing gas combination boiler.

LOUNGE/DINING ROOM

Vaulted ceiling, picture window, velux windows, stone fire place housing log burner.

KITCHEN

Window to front elevation, velux to rear elevation, fitted with a range of wall and base units with stainless steel sink unit with mixer tap over, electric oven and hob with extractor hood over.

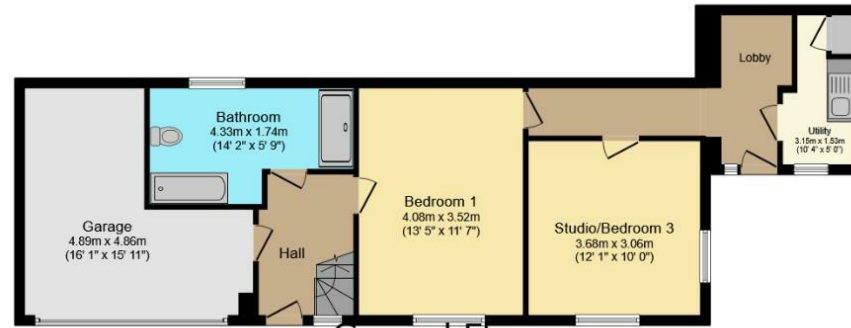
OUTSIDE

Small courtyard garden, leading to garage.

GARAGE

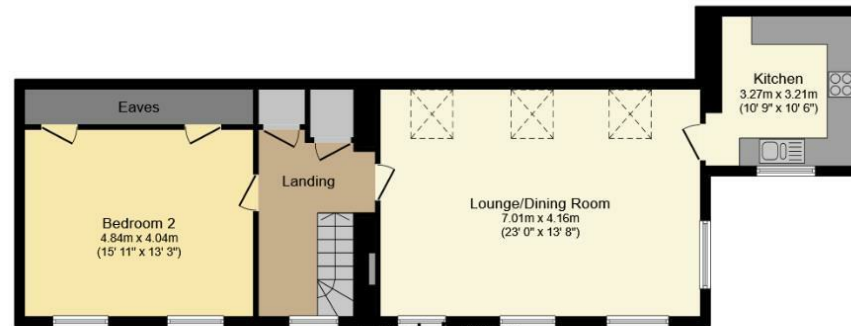
Was previously a double garage but the bathroom has been extended into the current space.





Ground Floor

Floor area 80.5 sq.m. (867 sq.ft.)



First Floor

Floor area 76.8 sq.m. (827 sq.ft.)

TOTAL: 157.4 sq.m. (1,694 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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