



10 Winstones Road,
Barrow Gurney, Bristol, BS48 3AL

debbie fortune 

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Daddon House is a stunning five-bedroom detached property on an exclusive development, occupying a fantastic position within this well-regarded village, within walking distance of Long Ashton high street and only a stone throw from Bristol City Centre and a short drive from the hustle and bustle of Clifton Village.

- Exclusive sought-after development
- Immaculate five-bedroom detached property
- Fantastic double garage and parking
- Eco Wildlife haven right on the doorstep
- Separate study/annex
- Air conditioning throughout
- EPC rating B

Price Guide £1,050,000

DESCRIPTION

Daddon House is a stunning five-bedroom detached property on an exclusive development, occupying a fantastic position within this well-regarded village, within walking distance of Long Ashton high street and only a stone throw from Bristol City Centre and a short drive from the hustle and bustle of Clifton Village.

Nestled in a beautiful corner of Barrow Gurney this wonderful part of the country has so much to offer, countryside walks and tranquil bike rides are just moments away.

Approaching the development via a gated entrance you will instantly notice the scenic position and beautiful surrounding woodland; Daddon House can be found a short drive way on the right-hand side.

Leading into the property through the front entrance you will be greeted by a spectacular oak staircase and spacious entrance hall, contemporary highly polished cream tiled flooring complete with underfloor heating.

The front reception room is of dual aspect with fitted plantation shutters and modern grey deep pile carpets, following into the high gloss tiled living room with underfloor heating you find a peaceful outlook onto the enclosed rear garden, with access via double doors, the adjoining dining area also has access to the rear garden. The open plan kitchen is fitted with beautifully polished wall and base units, Silestone work surfaces and integrated appliances including a stylish coffee machine, microwave, double oven, hob, dishwasher and wine fridge, adjacent is the utility room with matching wall, base and work surfaces and side access to the rear garden. Completing the ground floor is a cosy snug/games room and well-presented cloakroom.

Upstairs there are five bedrooms leading from the stunning galleried landing, with a beautiful principal bedroom, generous in size and incorporates double doors with a Juliette balcony to the front, a range of fitted wardrobes, an air conditioning/heating unit and an en-suite shower room. The guest bedroom is equally as impressive, dual aspect with double doors for the Juliette balcony, fitted wardrobes, air conditioning/heating unit and a further en-suite facility. The remaining three bedrooms enjoy differing orientations and views, one with further air conditioning/heating unit and are served by the family bathroom.

Externally the property benefits from landscaped gardens and blocked paved drive with car parking to the front and an impressive double garage, a fully enclosed low maintenance garden complete with artificial turf and a beautiful wild garden full of naturalise plants and shrubs. The garden also benefits from a spectacular timber framed office, giving flexibility to work from home or to be used as separate annex or gym conversion.

SITUATION

Barrow Gurney is a pretty village situated on the outskirts of Bristol, which is around five miles away. There is an active local community, a village green with children's play area and a boules pitch. Other facilities are a public house and village hall. The parish church is situated alongside Barrow Court. For those who enjoy country pursuits such as walking, riding, wildlife and local beauty spots, there is a network of public footpaths and bridleways accessed from the formal gardens. The village has easy access to Bristol city and its mainline railways, as well as the motorway network and nearby International Airport. Nailsea & Backwell railway station is also a short drive away, with ample parking and an hourly service direct to London.

DIRECTIONS

Heading from Backwell towards Bristol on the A370 take the left turn onto B3130 Clevedon Road. Turn right at the roundabout onto the Weston Road (towards Long Ashton). Turn right into Wild Country Lane (signposted Animal Sanctuary). After passing over the road bridge turn left into Hospital Road and take second right then second left.

We have noticed ... A stunning family home situated in an idyllic rural location, within walking distance of local High Street and beautiful country walks.



PROPERTY DETAILS

DRAWING ROOM

18' 10" x 12' 06" (5.74m x 3.81m)

LIVING ROOM

12' 06" x 9' 08" (3.81m x 2.95m)

DINING ROOM

18' 04" x 10' 01" (5.59m x 3.07m)

KITCHEN

16' 05" x 11' 07" (5m x 3.53m)

SNUG

12' x 9' 05" (3.66m x 2.87m)

PRINCIPAL BEDROOM

17' 11" x 17' 04" (5.46m x 5.28m)

GUEST BEDROOM

17' 03" x 12' 08" (5.26m x 3.86m)

BEDROOM

14' 03" x 12' (4.34m x 3.66m)

BEDROOM

12' 08" x 9' 03" (3.86m x 2.82m)

BEDROOM

8' 04" x 7' 10" (2.54m x 2.39m)

OFFICE/ANNEX

15' 11" x 7' 7" (4.85m x 2.31m)

DOUBLE GARAGE/WORKSHOP

19' 05" x 18' 01" (5.92m x 5.51m)

Approximate Area = 230 sq m / 2476 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)
Outbuildings = 45.8 sq m / 493 sq ft
Total = 275.8 sq m / 2969 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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