



## THE GARDEN HOUSE

Barrow Court, Barrow Gurney, BS48 3RP





# The Garden House

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A beautiful four bedroom home with approximately 2000 sq. ft of accommodation internally, a private driveway and 0.6 acres of manicured gardens.

\* DETACHED FOUR-BEDROOM PERIOD HOME \* CIRCA 0.6 ACRES OF PRIVATE GROUNDS \* PRIVATE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES \* IDYLIC AND TRANQUIL SURROUNDINGS \* FIRST TIME TO MARKET IN OVER FOUR DECADES \* LOCATED WITHIN THE HIGHLY DESIRABLE BARROW COURT \* GARDEN ROOM \* SPECTACULAR PANORAMIC VIEWS

## Situation

The Garden House is tucked away within the much sought-after Barrow Court in the village of Barrow Gurney. The property is conveniently located just 6 miles away from Clifton Village, 4.2 miles from Bristol airport, and just 3.3 miles from Nailsea and Backwell train station which offers direct services to London.

There are many good primary, secondary and private schools close by, as well as many farm shops and other amenities in the local villages.

## For Sale Freehold

The Garden House enjoys pride of place within Barrow Court, tucked away at the end of a private driveway with a large gravelled area where there is enough space to park several vehicles.

The property enjoys truly breathtaking views and private tranquil surroundings. Internally, the accommodation is approximately 2000 sq. ft. and situated over two floors. The ground floor is home to a kitchen/breakfast room, a dining room, a sizeable reception room, and a separate utility room and guest W.C. Upstairs the property offers three double bedrooms, a family bathroom and a spectacular triple aspect master en-suite.

The kitchen and breakfast room can be accessed directly from a beautiful enclosed flag-stoned courtyard and has a distinctly cosy and relaxed feel to it. Like much of the house, the space features a combination of exposed brick walls, feature pine beams which run across lofted ceilings, and beautiful original stone-framed leaded windows, allowing light to pour into and through the property.







The kitchen itself is handmade and of a bespoke design which includes a selection of floor cupboards and drawers, ample worktop space and a large walk-in larder. A wonderful oil-fired red AGA also provides the property with hot water and central heating.

Adjacent to the kitchen is a generous dining room with a working open fireplace, which would also work very nicely as an additional reception room/snug. From here and across the hall is a truly magnificent triple-aspect reception room with a wood-burning stove and the same characterful features, making it the perfect place to sit and relax or entertain with views to the south, east and west of the property. The ground floor also features a utility room/guest W.C. and a walk-in under-stairs storage cupboard which currently houses an additional fridge and freezer.

A beautiful stripped-pitch pine staircase leads up to the first floor of the property, a generous landing offers access to an airing cupboard, family bathroom and three double bedrooms, each of which is a good size and enjoy their unique aspect and integrated storage space.

Of particular note, there is the fourth bedroom/master en-suite. This is a lovely room of similar dimensions to the reception room below and enjoys the same wonderful views from its elevated position and large triple-aspect windows.

#### Outside

The Garden House enjoys the 0.62 acres of manicured private gardens which are partly boarded by beautiful espalier fruit trees that run adjacent to a ha-ha and open pasture land beyond.

Along the south-facing boundary wall, the substantial glasshouse is the perfect space for those who like to 'grow their own'. There is also an uncovered section with hooks to rig hammocks and space for garden furniture, which is ideally positioned under the climbing wisteria, a feature much enjoyed by the current owners.

Behind the boundary wall, accessed via an original wooden door, is a path to the communal pond. There is also a tennis court which is available to all the residents of Barrow Court.

#### Services

Oil fired central heating, Mains water, electricity and private drainage. Broadband and telephone subject to contract with supplier.

#### Local Authority

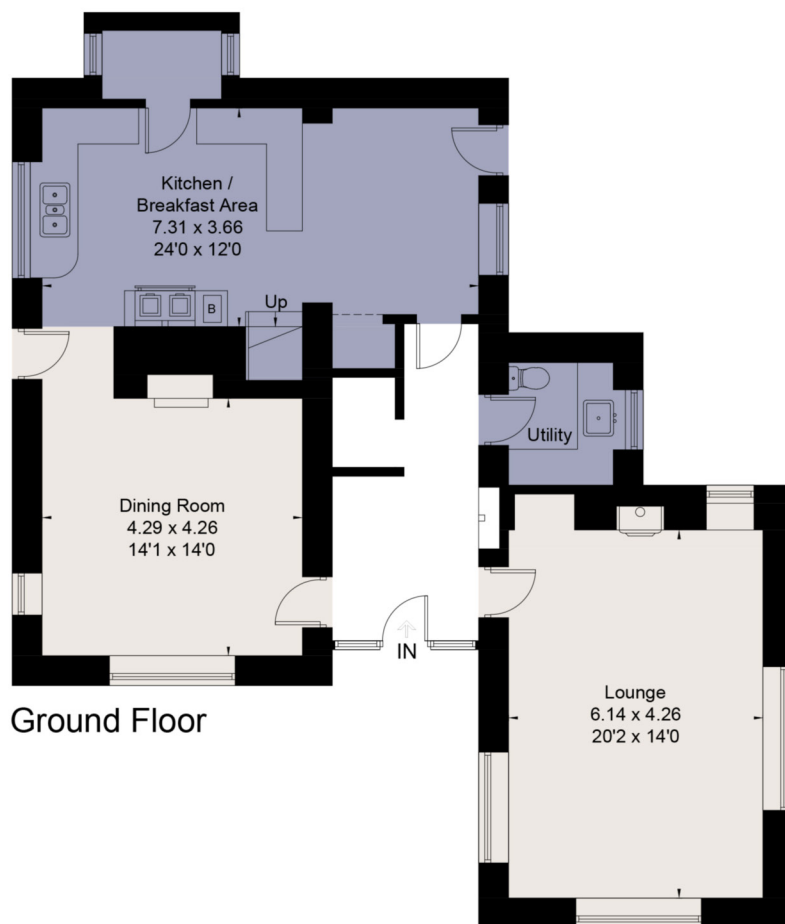
North Somerset Council: 01934 888 888

Council Tax Band: D

Directions: Postcode BS48 3RP



Approximate Area = 196.3 sq m / 2113 sq ft  
(Excluding Void)  
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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