

Barrow Gurney BS48 3SF

£550,000

marktempler

RESIDENTIAL SALES





Property Type
House - Semi-Detached



How Big
1474.67 sq ft



Bedrooms
5



Reception Rooms
3



Bathrooms
2



Warmth
LPG Gas



Parking
On Street



Outside
Front & Rear



EPC Rating
E



Council Tax Band
B



Construction
Standard



Tenure
Freehold

Offered with no onward chain, this charming five-bedroom semi-detached period home is set in the highly desirable semi-rural village of Barrow Gurney. Brimming with character and original features, including exposed wood floorboards, this spacious home is ideal for families seeking countryside living with excellent access to Bristol and beyond.

The ground floor offers a wealth of living space, with three reception rooms providing flexibility for family life or entertaining. The front reception room enjoys a peaceful outlook, while the rear sitting room features a cosy log burner and French doors leading to the garden. The open-plan kitchen/dining room is well-appointed with a range of wall and base units, space for appliances, and doors that open onto the south-facing garden. A convenient downstairs W/C completes the ground floor.

Upstairs, the property boasts five generously sized bedrooms, three of which benefit from built-in storage and two with additional sink basins — ideal for larger families or shared living. A family bathroom includes a W/C, sink, and bath with electric shower.

The delightful rear garden is south-facing and mainly laid to lawn, with a raised decked area perfect for relaxing or entertaining. The garden backs directly onto woodland and offers gated access to scenic countryside walks. An enclosed front garden adds further outdoor space, and solar panels provide eco-friendly benefits.

Barrow Gurney is a vibrant village with a strong community spirit. It offers easy access to Bristol city centre (approximately 5 miles away), Bristol International Airport, and mainline train connections from nearby Nailsea and Backwell. The area is within the catchment for several highly regarded schools and enjoys a range of local amenities, including a village hall, pub, green spaces, and countryside pursuits.

This unique home blends period charm, family-sized proportions, and a tranquil setting — a rare opportunity not to be missed.



Spacious five-bedroom period home with south-facing garden, original features, no onward chain, in sought-after Barrow Gurney location.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

LPG gas, water and drainage.

This information has been provided by the sellers and is correct to the best of our knowledge

SOLAR PANELS owned

BROADBAND AND MOBILE COVERAGE

Standard broadband available with highest available download speed 5 Mbps and highest available upload speed 0.7 Mbps.

Mobile coverage is limited to likely.

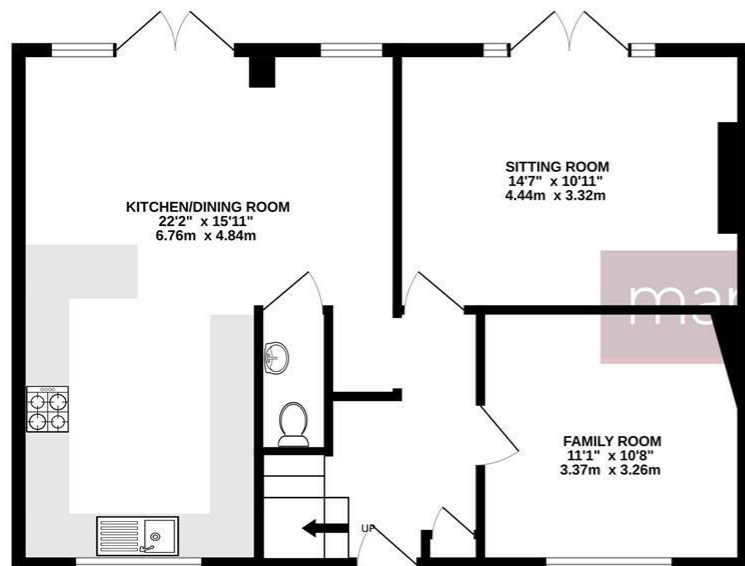
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



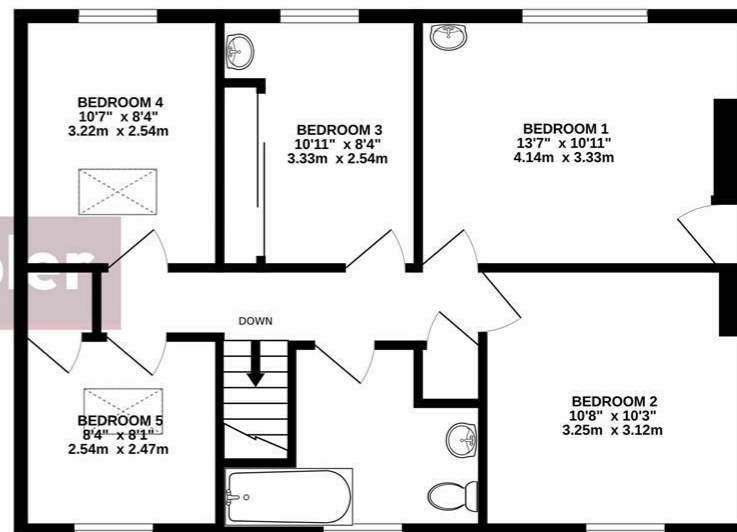
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GROUND FLOOR
650 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

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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