



Holly Oak House , 8 Barrow Lane, Winford, Bristol, BS40 8AG



## Holly Oak House, 8 Barrow Lane, Winford, Bristol, BS40 8AG

- 1970's detached Family Home
- In Need of Modernisation
- Kitchen/Dining Room
- Spacious Sitting Room
- Three Double Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Gated Driveway with Garage
- Close to Amenities
- NO ONWARD CHAIN

### SO MUCH POTENTIAL!!

We are excited to offer this detached house in a village location. Entering the hall, turn left in to the light and bright kitchen/dining room that has with plenty of storage and access to the patio area and rear garden. Back to the hall and into the comfortable living room with large windows letting the light flood in.

Upstairs there are two good sized double bedrooms, one with built in storage and a small double also with practical built in storage. There is also a good-sized family bathroom with a bath and large shower! Outside there is a patio area ideal for alfresco dining and a large, tiered garden with mature trees and shrubs. The single garage and driveway enhance this properties appeal even further.

Be sure to book your viewing with our friendly team for the chance to see this fantastic opportunity with your own eyes.

**Winford** lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the primary school and the excellent village pub - The Prince of Waterloo is a fantastic family pub serving great food.

Local Schooling is available the very well-regarded Winford Primary School in the centre of the village and for Secondary Schooling there is nearby Chew Valley School with transport provided.

The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.











## ROOM DIMENSIONS

### Ground Floor

HALLWAY 5'9" x 4'8"

KITCHEN/DINING ROOM 11'2" x 18'2"

LIVINGROOM 13'9" x 18'2"

### First Floor

LANDING 5'10" x 15'5"

BEDROOM 10'10" x 10'1"

BEDROOM 10'6" x 9'8"

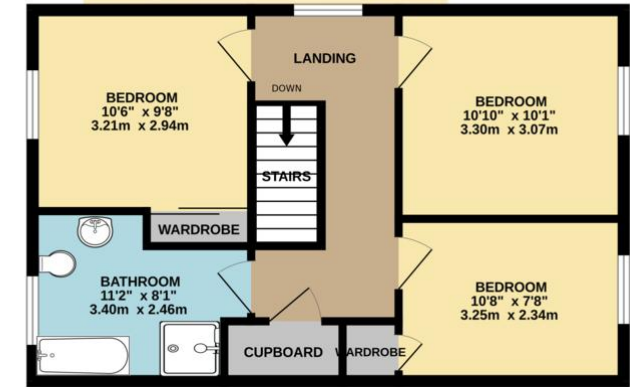
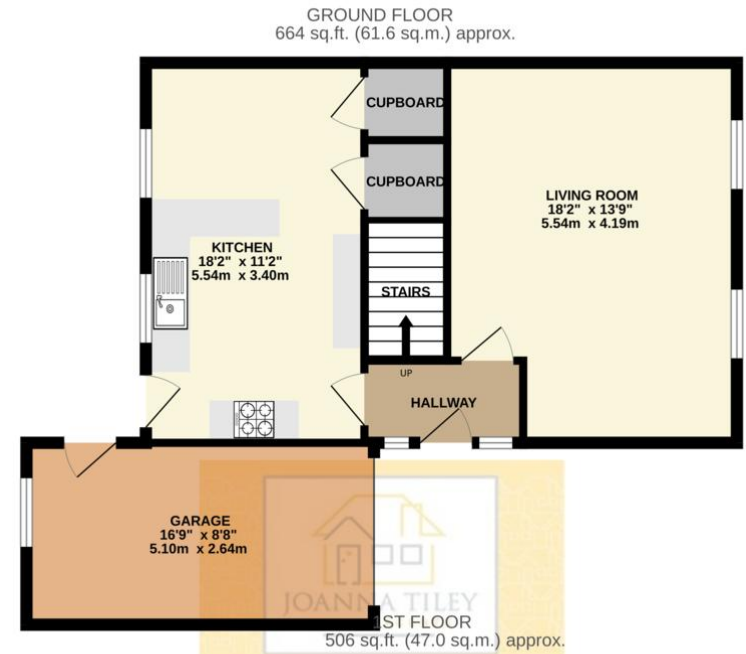
BEDROOM 10'8" x 7'8"

BATHROOM 11'2" x 8'1"

### Outside

GARAGE 16'9" x 8'8"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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