



Greystones, Paulton Road, Hallatrow, BS39 6EG

Guide Price £575,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

📞 07595 898 050

Greystones, Paulton Road, Hallatrow, BS39 6EG

Greystones is very impressive! A detached Bungalow with an generous annexe and party themed feel inside and out. Here you will find joy for sure and the property gives so much and is quite unique which adds to the allure.

A generous amount of parking on approach, before entering the hall with three bedrooms, the primary with a dressing area and en-suite, a shower room along the hall, study room. Then you will discover the living room a cosy haven of relaxation. Then be blown away by the inspiring kitchen/family room that just wows and seamlessly links to the garden. The annexe is superb and will get your mid racing with idea and options. The rear gardens are beautiful, theme park like and so much fun. Soak up the sun on the patio, sun deck, grab a beer from the bar next to the shack!

Located in the charming village of Hallatrow, surrounded by fields, woodland nearby then Bristol & bath within a 40 minute drive.





Entrance Hall

2.47m x 2.25m (8'1" x 7'4")

Door and obscure double glazed window to the front aspect, dado rail, radiator, alarm panel, storage cupboard for coats and shoes, slate flooring.

Hallway

Loft hatch with a pull down ladder and partially boarded? dado rail and doors to the internal rooms

Bedroom One

5.19m max x 2.92m (17'0" x 9'6")

Double glazed window to the front aspect and a radiator. The room is divided as a bedroom and a dressing area.





Ensuite

2.88m x 0.77m (9'5" x 2'6")

Extractor fan, recessed spot lights, tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising a shower cubicle with an electric shower over, floating vanity unit with wash hand basin and a low level WC with a hidden cistern.

Shower Room

2.72m x 1.72m (8'11" x 5'7")

Obscure double glazed window to the front aspect, extractor fan, recessed spot lights, tiled walls, chrome towel radiator and tiled flooring. There is a three piece suite comprising a double walk in shower cubicle with a mixer shower over, floating vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Bedroom Two

3.01m x 3.01m (9'10" x 9'10")

Double glazed window to the side aspect with a



Bedroom Three

3.01m x 2.02m (9'10" x 6'7")

Double glazed window to the side aspect with a radiator.

Bedroom/Study

3.99m x 2.99m (13'1" x 9'9")

Double glazed window to the side aspect, radiator, fitted desks and a linen cupboard with shelving.

Living Room

5.04m x 4.13m (16'6" x 13'6")

Double glazed window to the side and rear aspect, oak French doors to the kitchen area, gas fired log burner, tiled hearth, fitted shelving, radiator and television point.



Kitchen/Family Room

7.9m x 6.5m (25'11" x 21'3")

Double glazed windows to the rear and side aspects, Oak framed French door to the rear garden, a range of wall and base units with granite work tops, tiled splash backs, twin bowl sink/drain unit with mixer tap, there is a fitted gas hob, double oven, spaces for a dish washer and fridge freezer, three radiators. There is a utility area with matching cabinets and work surfaces, spaces for a washing machine, tumble dryer, wall mounted Valliant boiler, Oak French doors to the study and a Chinese slate floor.

Annexe Bedroom/Living Room

5.69m x 3.18m (18'8" x 10'5")

Two double glazed windows and door to the side aspect, vaulted ceiling, alarm, electric night storage heater and a television aerial.

Annexe Kitchen

2.17m x 1.52m (7'1" x 4'11")





Annexe Bathroom

3.22m x 1.57m (10'6" x 5'1")

Obscure double glazed window to the rear aspect, extractor fan, partially tiled walls, night storage heater, chrome towel radiator, airing cupboard housing the hot water cylinder, and tiled flooring. There is a three piece suite comprising a Bath with with electric shower over, pedestal wash hand basin and a low level WC.

Annexe Study/Dining Room

3.59m x 3.22m (11'9" x 10'6")

Oak French doors to the garage, loft hatch, two wall lights and night storage heater.

Rear Garden

25m x 13m (82'0" x 42'7")

Southerly facing and enclosed by wooden fencing and deep planted borders of high growing shrubs, there is a main lawn area, a large sandstone patio area, a sun deck, raised



Front Garden

Deep set with a hedge and tree border, tow side access gates to the rear garden, laid to lawn with an out side tap and lights.

Garage

6.39m x 3.43m (20'11" x 11'3")

Up and over door to the front aspect, side access door and wooden French doors to the annexe, eaves storage space, power and light.

Driveway

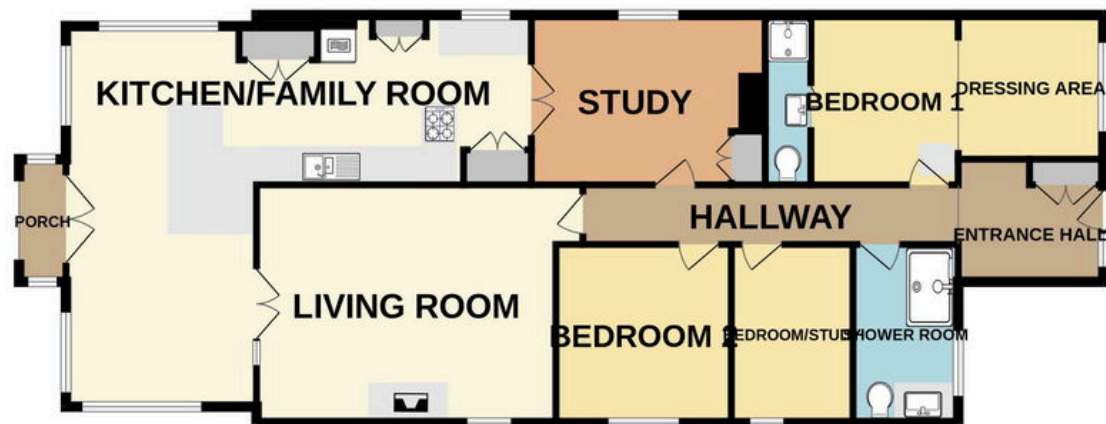
The driveway has a tarmac drive leading up to the main parking area which is laid to pea gravel and can accommodate around 6 cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



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.
Made with Metropix ©2025