



The Grain Barn, Gatcombe Farm Gatcombe Lane

Guide Price £985,000



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The Grain Barn

Gatcombe Farm Gatcombe Lane, Bristol.

Introducing this stunning 4-bedroom detached barn conversion, a beautifully designed family home offering an exceptional standard of luxurious and comfortable living. Situated in a desirable location, this impressive home features a spacious open-plan kitchen and dining area, separate office and living spaces, and four generously sized double bedrooms. The elegant master suite includes a walk-in wardrobe, providing a private retreat of space and style.

At the heart of the home lies a generously spacious open-plan kitchen and dining area, perfect for entertaining guests and enjoying quality time with family. Every detail in this exceptional home has been carefully considered, with three beautifully appointed bathrooms combining style and practicality. Whether you're unwinding in the bath or enjoying a revitalising shower, each space offers a serene escape within the home.

Further enhancing its versatility, the property includes a cosy snug and a dedicated office – ideal for quiet relaxation or focused productivity, tailored to suit your lifestyle. Two allocated parking spaces offer added convenience, ensuring a seamless return home. Step out onto the first-floor balcony to take in the peaceful surroundings of complete greenery which creates a great spot to enjoy your morning coffee.

The Grain Barn

Gatcombe Farm Gatcombe Lane, Bristol

This 4-bedroom detached barn conversion represents a rare opportunity to enjoy the very best of modern living within a home rich in character. With its elegant design, flexible living spaces, and thoughtful features throughout, this truly outstanding residence is ready to welcome its next chapter.

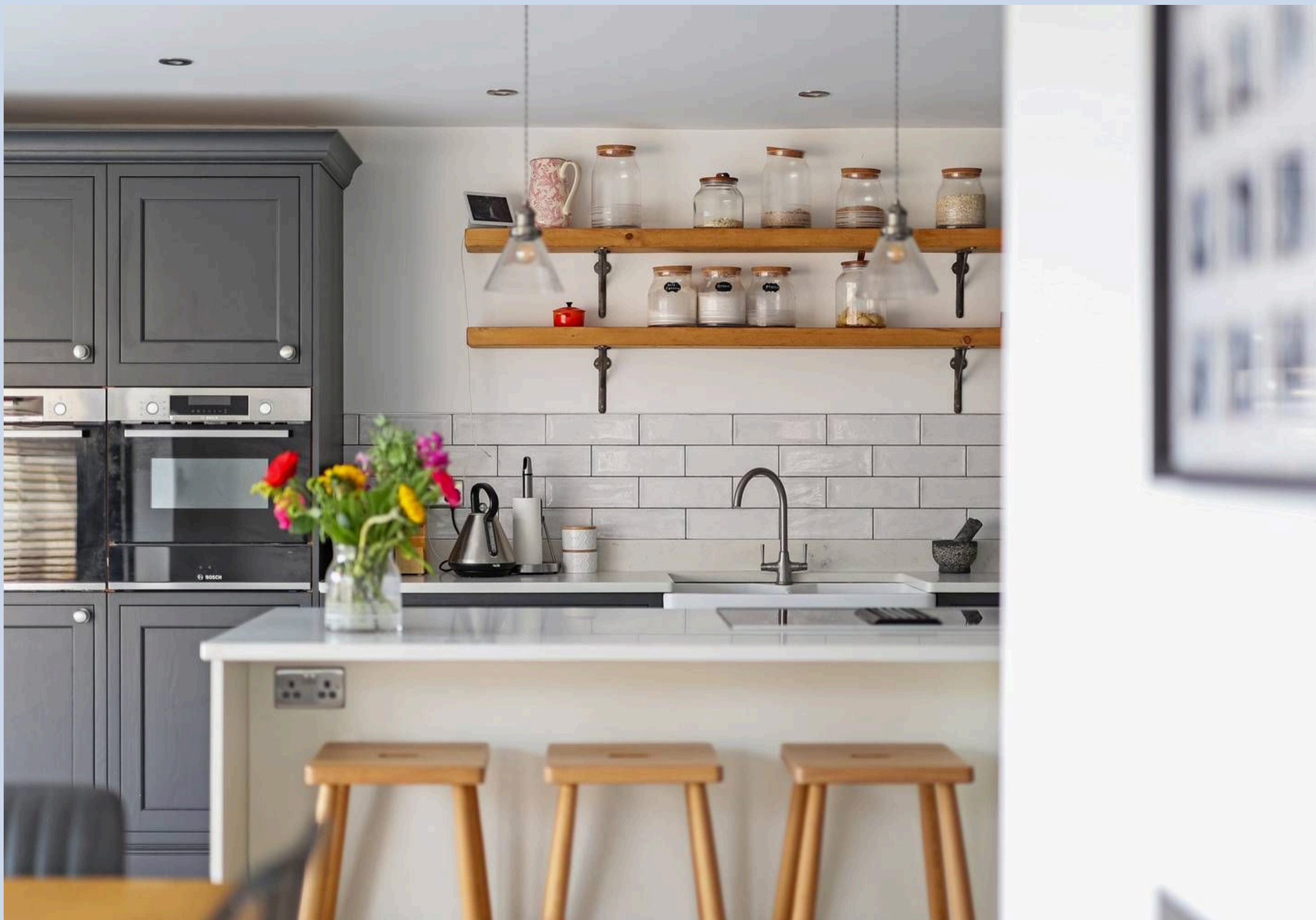
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Kitchen / Dining

21' 8" x 22' 4" (6.60m x 6.80m)

Utility Room

8' 5" x 8' 0" (2.56m x 2.45m)

Living Room

12' 0" x 10' 8" (3.66m x 3.24m)

Office

10' 0" x 9' 0" (3.06m x 2.74m)

Downstairs WC

5' 11" x 3' 1" (1.81m x 0.93m)

Bedroom 1

10' 4" x 12' 0" (3.16m x 3.65m)

Walk In Wardrobe

11' 10" x 6' 1" (3.60m x 1.85m)

En-Suite

10' 8" x 3' 11" (3.24m x 1.20m)

Bedroom 2

13' 9" x 10' 2" (4.20m x 3.10m)

Bedroom 3

14' 5" x 8' 7" (4.40m x 2.62m)

Bedroom 4

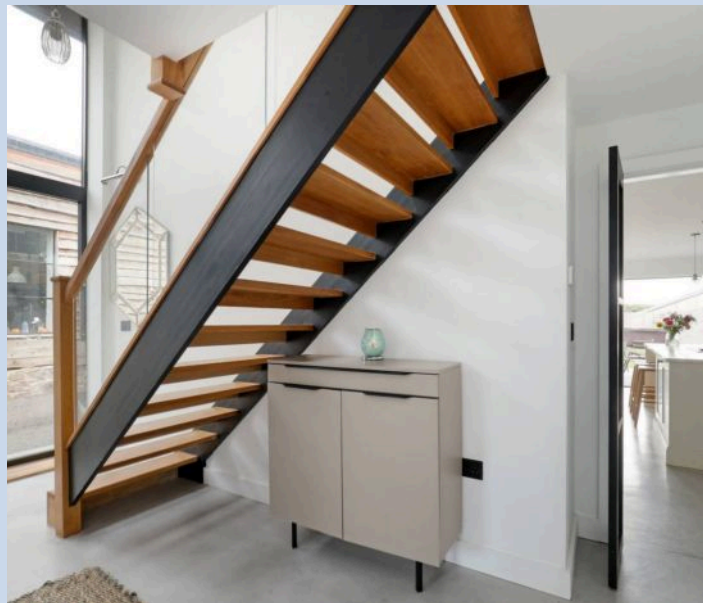
10' 8" x 9' 5" (3.25m x 2.88m)

En-Suite 2

10' 10" x 4' 8" (3.29m x 1.43m)

Family Bathroom

10' 10" x 6' 7" (3.30m x 2.00m)





GARDEN

Driveway

2 Parking Spaces

Long Ashton:

Long Ashton is a thriving community village with a semi-rural feel surrounded by countryside but ideally located within a short drive, cycle or bus journey of Bristol.

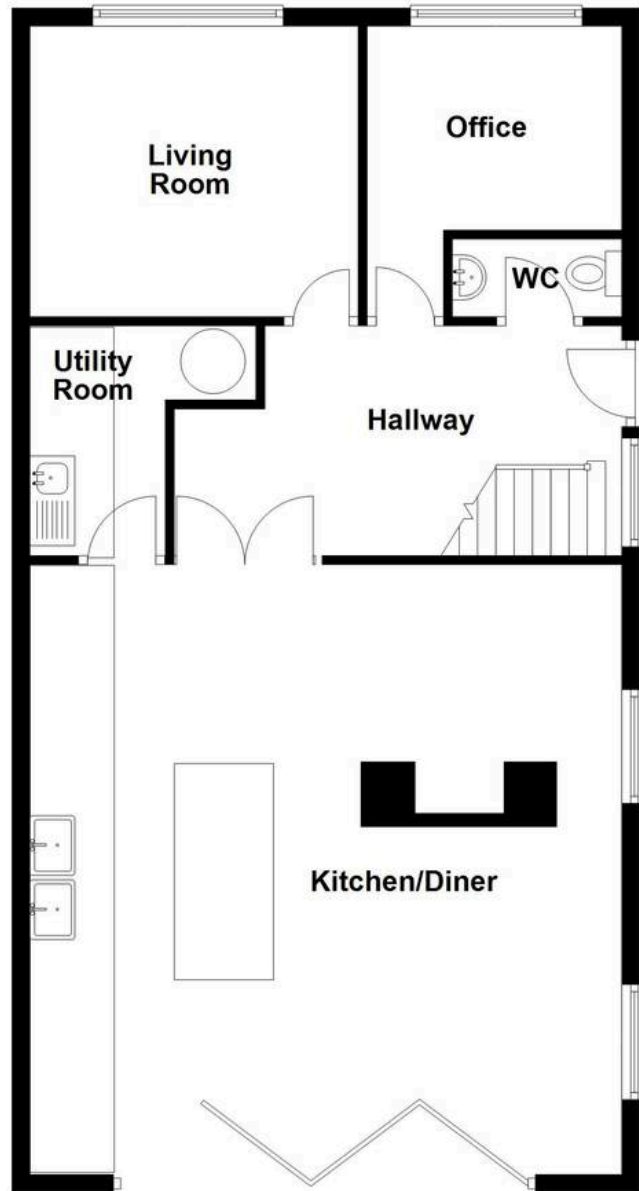
The village has the benefit of plethora of facilities to include Post Office, a range of independent and larger shops to include, vets, hairdressers, chemist, to name but a few and a well stocked farm shop at Gatcombe Farm.

The Ashton Court Estate or National Trust Tyntesfield House are within a few minutes drive for anyone wanting to explore the outdoors or for keen sports people the village is ideally situated close to the Long Ashton Golf Club or the David Lloyd Leisure Club.

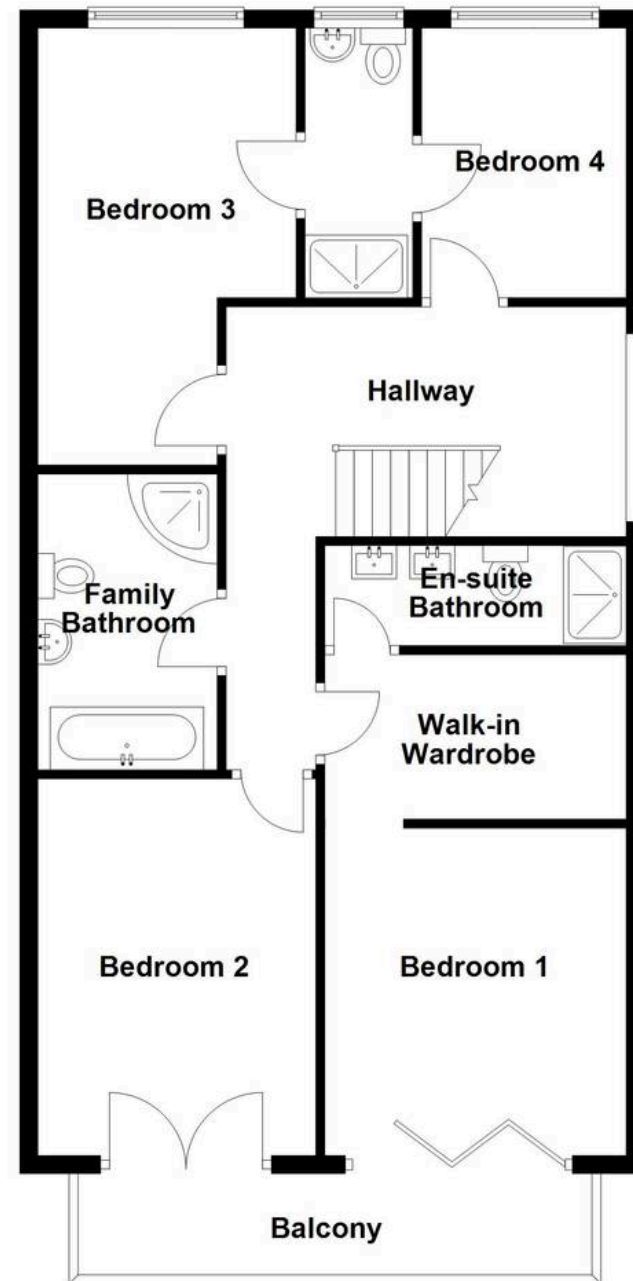




Ground Floor



First Floor





Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

