



COUNTRY
PROPERTY



5 The Stable Yard

Petty France

£379,950



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Petty France, GL9 1EG

Charming countryside retreat in this 2 bedroom gem of a barn conversion, sitting in about 2.5-acre communal gardens. Part of a private gated complex, the property was restored and converted in early 2000s from a group of outbuildings associated with the former Petty France Hotel. The property brims with bespoke fittings designed to enhance and preserve the features of the original stone buildings that are Grade II listed.

There are stunning country views from the rear, to enjoy the setting evening sun! Beautifully presented accommodation includes a sociable open-plan living room and spacious kitchen, dining area, landing, 2 bedrooms and shower room: with high ceilings to promote a light-and-airy feel throughout. The master bedroom benefits from a reading area/office with panoramic views across the one-acre shared gardens to unspoiled fields beyond. Going outside from the living room, French doors open to an 'owned' patio that is South-West facing, and there are two sheds belonging to the property with power connected. Attractively finished in traditional materials, the natural stone walls feature stone arch lintels, under a Cotswold stone tile roof, and solid oak doors, windows and beams. Stable Yard enjoys a secure private environment behind a 5-bar gate with plenty of car parking. It has direct access to miles of countryside footpaths through fields and woodlands, connecting you to the nearby villages of Horton, Hawkesbury Upton, Badminton and beyond. Truly something a bit different from the run-of-the-mill, this delightful home is offered for sale with no onward chain.

- Character GII Listed
- Barn Conversion
- 2 Bedrooms
- Open Plan Living
- 2 Acres Shared Grounds
- Glorious Countryside Views
- Energy Efficiency Band E





Petty France

Petty France is a hamlet located in the rural North of South Gloucestershire, near the border on the A46 with Badminton – approximately 5 miles North of the M4 Junction 18 which offers excellent access to Bristol and Bath. Opposite the property is a 17th-Century country inn called Bodkin House. Further village amenities including Post Office/Village Stores, Pubs, primary school and recreational facilities can be found in the nearby village of Hawkesbury Upton, a 3 minute drive away. Waitrose, Chipping Sodbury and Yate shopping centre is about 13 minutes drive away.

Charming countryside retreat in this 2 bedroom gem of a barn conversion, sitting in generous communal gardens extending to about one acre, with countryside views. Converted in early 2000s, the property brims with bespoke fittings: kitchen, open plan living room, 2 bedrooms, shower room and 2 sheds.

Council Tax band: D

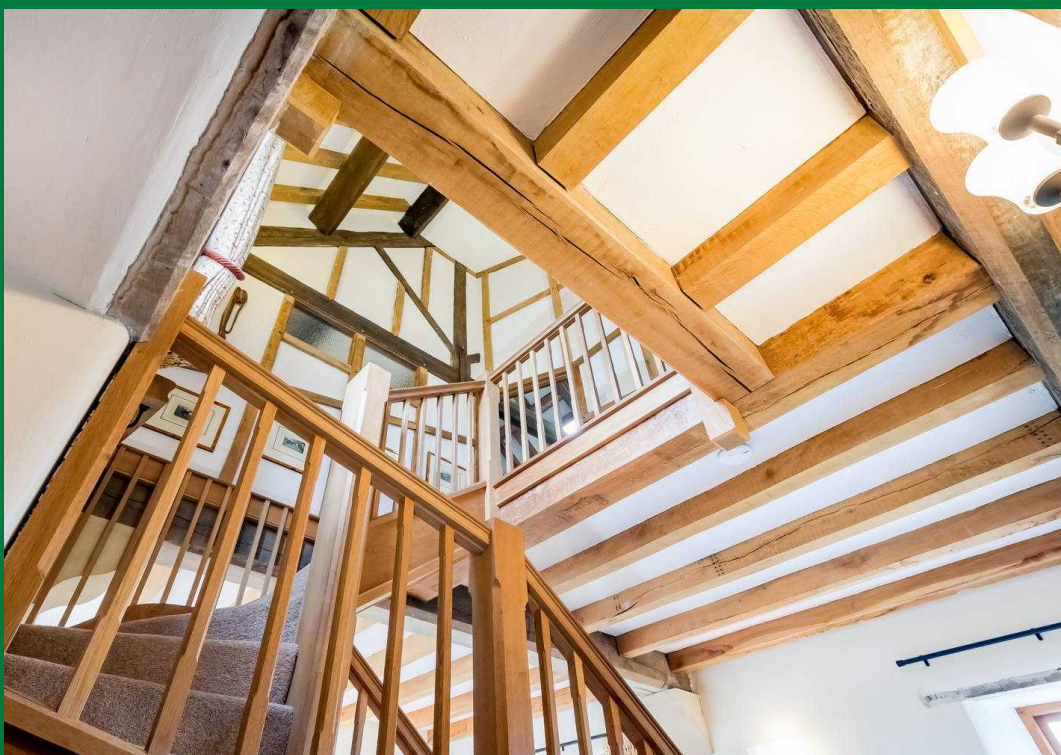
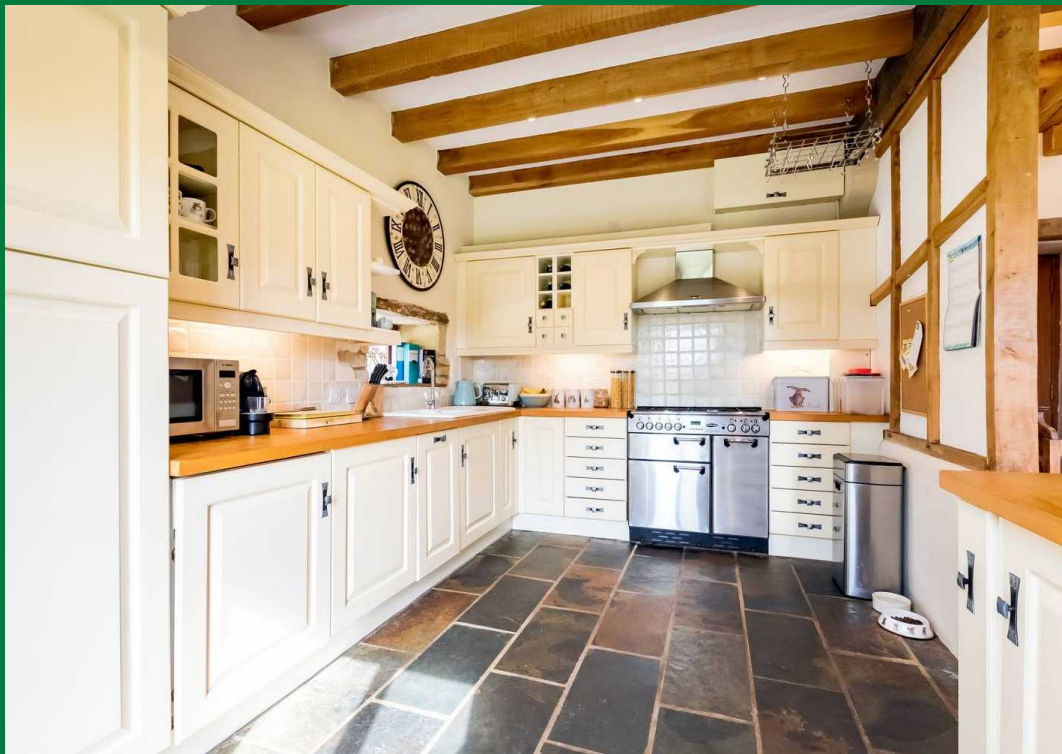
Tenure: Freehold

EPC Energy Efficiency Rating: E



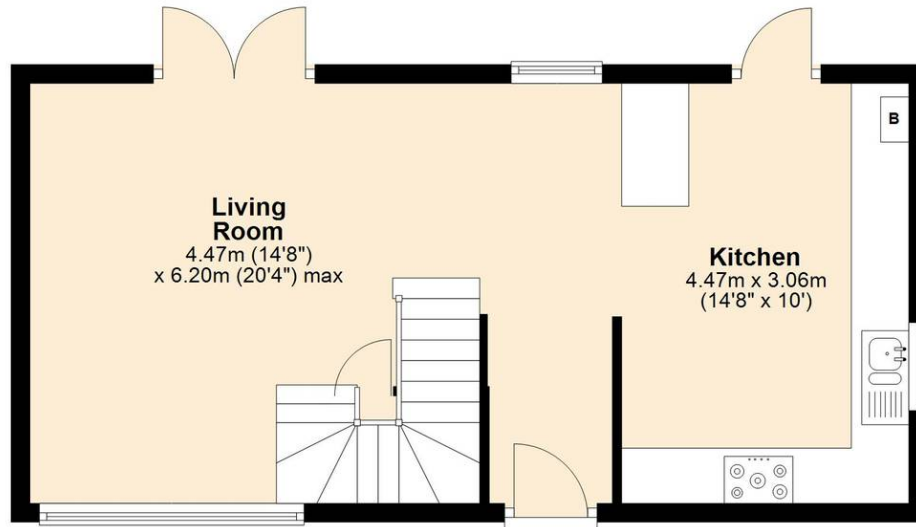
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



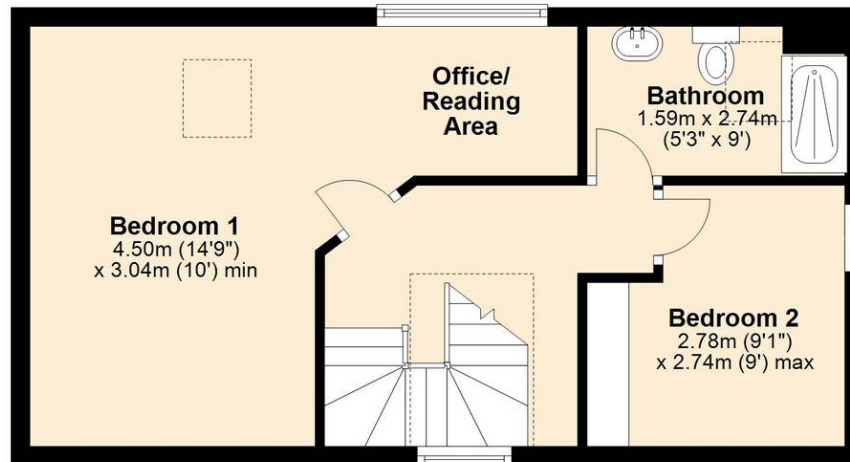
Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 80.5 sq. metres (866.5 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

You can include any measurements, photos or materials
that you want to include in your plan.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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