



Pine Ridge
Alveston Road | Old Down | Bristol | Gloucestershire | BS32 4PH

FINE & COUNTRY

STEP INSIDE

Pine Ridge

Set amidst 21 acres of rolling parkland with stunning, far-reaching views towards Bristol, this individual and highly specified contemporary barn conversion offers a rare combination of modern living and rural charm. Located in the heart of the picturesque South Gloucestershire countryside, the property provides both seclusion and convenience, making it an ideal retreat for those seeking a tranquil lifestyle with easy access to local amenities.

Step inside

This beautifully designed barn conversion spans two floors and offers a spacious and flexible layout, ideal for modern family living. The heart of the home is the generous open-plan kitchen and living area, which is flooded with natural light and frames the breathtaking views over the parkland grounds. Large bi-folding doors seamlessly connect the interior with the outdoors, offering the perfect setting for both family time and entertaining guests.

The kitchen is finished to the highest standard, with energy-efficient appliances, granite work surfaces, and a central island with an informal breakfast bar. Oak engineered flooring flows throughout much of the ground floor, adding warmth and character to the home.

In addition to the expansive living area, the property features a cosy snug, perfect for quiet evenings, and a light study that provides access to your patio area. The accommodation includes four double bedrooms, two of which are en-suite with their own dressing rooms, providing privacy and luxury for both family members and guests. All bathrooms are finished to an exceptional standard, combining both style and practicality.

The home's eco-conscious design includes air-source heating, underfloor heating throughout, solar panels, and double-glazed windows, ensuring energy efficiency while maintaining a comfortable and inviting atmosphere.











STEP OUTSIDE

Pine Ridge

The 21-acre grounds offer endless possibilities for outdoor recreation or simply enjoying the serenity of your surroundings. Your land stretches towards the outskirts of Tockington and offers exceptional views towards Bristol and even the Severn estuary over to Wales. A large outdoor entertaining area is perfect for alfresco dining, with plenty of space for social gatherings amidst the mature, well-maintained gardens.

For equestrian enthusiasts, the property includes a large six-stable complex, while planning permission has been granted (Ref P23/O1592/F) for the construction of an 18m x 12m barn of a similar nature to Pine Ridge. The grounds are accessed via a long, private, illuminated driveway with electric security gates, ensuring privacy and peace of mind.

This exceptional property presents a truly unique opportunity to enjoy contemporary living with a rural backdrop, combining luxurious comfort with outstanding equestrian facilities and planning permission for future expansion.

Location

Old Down is a charming and elevated hamlet, offering a collection of stone-built houses, positioned between the villages of Tockington and Thornbury. The nearby towns of Olveston and Alveston provide local amenities, while the market town of Thornbury offers a wider range of shops and services. The renowned Cribbs Causeway shopping centre is also within easy reach, offering a variety of large superstores.

There is a strong choice of schooling in the area, with Tockington Manor, The Castle, and Marlwood schools all nearby. For those needing to travel further afield, Bristol Parkway Station (6 miles) provides excellent rail connections, while Bristol Airport (22 miles) offers both domestic and international flights.

Directions

What3Words:///married.hydration.kindest



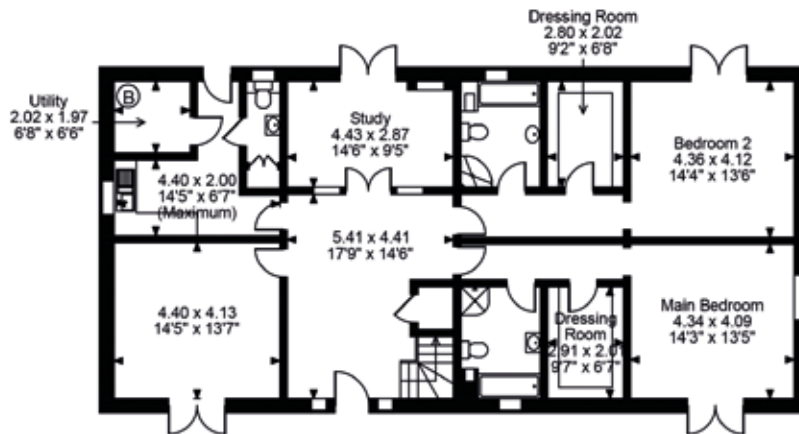
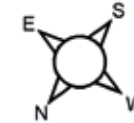
Pine Ridge Alveston Road, Old Down, Bristol

Approximate Gross Internal Area

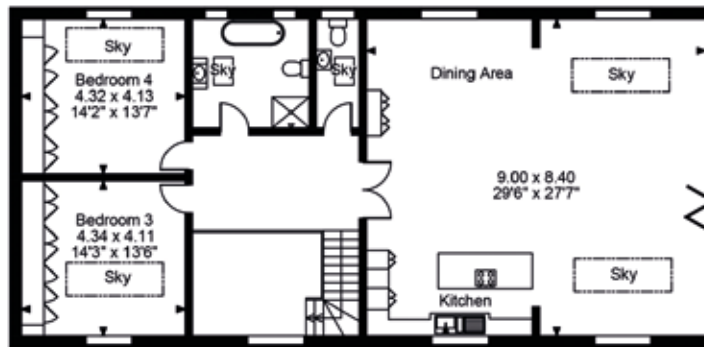
Main House = 3152 Sq Ft/293 Sq M

Outbuilding = 1110 Sq Ft/103 Sq M

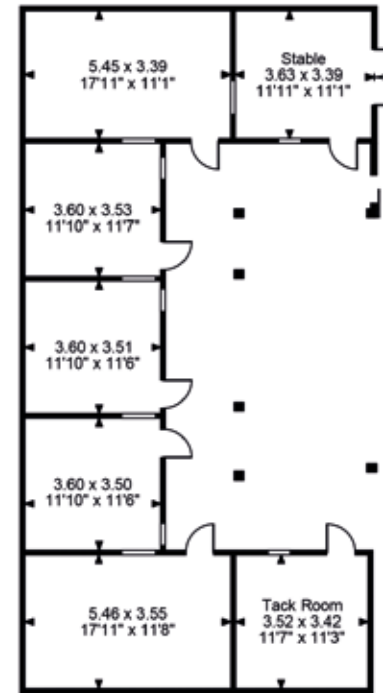
Total = 4262 Sq Ft/396 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold
Council Tax Band: G



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