



The Old Barn, Main Road, Easter Compton, Bristol, BS35 5RE

**GUIDE PRICE £675,000**

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## PROPERTY OVERVIEW

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A stunning four bedroom detached barn conversion with views over open countryside to the rear, situated in this sought after semi-rural location with excellent access to Bristol.

The Old Barn once belonged to Old Farmhouse, the adjacent property and was converted in the 1980's. The light accommodation is most attractive where contemporary and traditional combine, resulting in a charming interior. Features include flagstone and French oak style floors, fitted bathroom, shower room and cloakroom, solid wood painted kitchen with under floor heating and gas fire boiler.

The accommodation is arranged over two floors. The dining room, sitting room and kitchen/breakfast room are linked by square open archways. The sitting room has a fireplace fitted with an ethereal log effect fire and a sliding patio window opens to decking and garden. The dining room is presently used as a music room. The well fitted kitchen/breakfast room has a central island with granite surface and breakfast bar. There is a comprehensive range of units and integrated appliances including a dishwasher, and a Rangemaster double oven with five burners and hot plate.

All three rooms over look the garden. Off the entrance hall is a study and cloakroom. Off the inner hall is an ideal gym/games room, or an occasional fifth bedroom, utility room, and store room which opens to the garden. This was converted from a garage and also offers potential as a annexe as there is a utility room and store along the same wing, running the width of the property.

The first floor has the main bedroom with an en-suite bathroom, two further double bedrooms, one interconnecting to a further loft room with vaulted ceiling and family shower room. There are wonderful views of countryside and the Severn Crossing beyond.

A beautiful well established mature rear garden with perennial flowers, herbs as well as two apple and two plum trees and mainly lawned with an 18-12ft swimming pool and opening out across open fields.

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# KEY DETAILS

- A Stunning Detached Barn Conversion
- 4 Bedrooms
- Kitchen/Breakfast Room With Central Island
- Far Reaching Views
- Gym/Games Room
- Swimming Pool

Guide Price: £675,000

Tenure: Freehold

Council Tax Band: E

Local Authority: South Gloucestershire

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only



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Main Road, Easter Compton, Bristol, Gloucestershire, BS35



Approx. Gross Internal Floor Area 2099 sq. ft / 195.00 sq. m  
Illustration for specification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property.



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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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