



The Old Barn Camp Road, Oldbury-On-Severn, Bristol, BS35 1PT

**GUIDE PRICE £1,190,000**

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## PROPERTY OVERVIEW

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Nestled in a tranquil corner of the picturesque and unspoiled village of Oldbury-On-Severn with its vibrant community, The Old Barn offers spacious accommodation (approx. 2778 sq.ft) and a unique blend of traditional charm and modern luxury. Acquired by its current owners in 2014, the property underwent an extensive renovation, transforming it into a stunning home while preserving its original barn character. A notable addition is the single-storey extension, featuring a green 'garden' roof and an architect-designed kitchen/dining room. This remarkable renovation has been highlighted in Ideal Home (January 2017) and Grand Designs (September 2018). The Old Barn now boasts wood and stone floors, period-style bathroom and shower fittings, a log-burning stove in the sitting room, bi-fold doors connecting the kitchen to the garden, double-glazed windows, and custom-built window shutters, all blending seamlessly to offer luxurious 21st-century living.

### Interior Layout

The spacious reception hall, featuring a turning staircase, provides access to all ground floor rooms. The sitting room is an inviting, well-proportioned space with a fireplace and a log-burning stove. The bespoke kitchen/dining room is a standout feature, with one wall fitted with bi-fold doors that open onto a deck and the garden. The kitchen is equipped with a central island and breakfast bar, quartz countertops, and integrated appliances including a dishwasher, two wine coolers, and a cabinet fridge/freezer. Adjacent to the rear hall is a shower room, a utility cupboard, and a stable door leading to a rear courtyard. Additionally, there is a bedroom and a snug that could serve as a fifth bedroom.

### First Floor

Upstairs, the principal bedroom includes a dressing area and an en-suite shower room. There are two additional bedrooms and a family bathroom.

### Annexe

The detached annexe, situated across the garden, matches the high standards of The Old Barn. Converted from a stone and tile barn, it features a sitting room on the ground floor and a bedroom with an en-suite shower room on the first floor.

### Exterior Features

The property is approached via a gravel parking area accommodating up to five cars. Surrounding the parking area are a single carport, a stone and tile store with timber doors, and an open store with garden storage. A wide entrance overhang offers log storage and leads to a boot room.

The rear garden is beautifully landscaped with an open outlook. Directly outside the kitchen/dining room is a large decking area with bench seating, a pizza oven, and raised beds, creating a perfect space for entertaining. Adjacent is a paved area bordered by box hedging, extending the entertainment space. The garden also includes a level lawn, a log store, and a 'log cabin' style building, currently used as a gym but suitable for a home office, studio, or summer house. Additionally, there is a courtyard area at the rear of the property.

### Directions (Postcode BS35 1PT)

To reach The Old Barn, follow Camp Road for approximately 0.25 miles. The private, single-track access road to the property is on the left-hand side between The Villa and Holly Tree Farm. Turn onto this access road, and the gravel entrance drive will be on your left.

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**KEY DETAILS**

- The Old Barn Offers Traditional Charm & Modern Living
- Extensive Renovation & Single-Storey Exentension
- Architect Designed Kitchen/Dining Area
- 6 Bedrooms
- Annexe
- Gym
- Landscaped Rear Garden With Wonderful Views

Guide Price: £1,190,000

Tenure: Freehold

Council Tax Band: F

Local Authority: South Gloucestershire

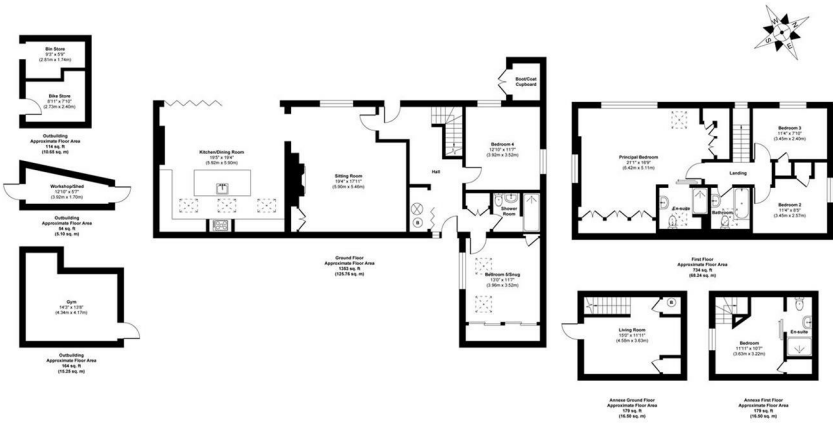
Vendors Onward Position:

Onward Purchase

EPC: E

Viewing: By appointment only

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Approx. Gross Internal Floor Area 2778 sq. ft / 258.00 sq. m (Including Outbuildings/Annexe)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

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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