





# The Cow Shed

Thrubwell Farm, Thrubwell Lane, Bristol

A rare opportunity to acquire a beautifully converted 2 bed, 2 bath Grade II listed barn that combines craftsmanship, contemporary comforts, and a strong connection to the surrounding countryside.

Services: Air source heat pump, private drainage and mains water and electricity

Council Tax band: D

Tenure: Freehold

- Magnificent period grade II listed barn conversion
- Approx 757 sq ft of south facing accommodation
- 2 bedroom, 2 bathroom
- Spectacular rural location with stunning views
- High specification and energy efficiency with air source heat pump and triple glazing
- Private gardens extending to approx an acre
- Driveway parking and electric charging point
- 900mb Broadband with fibre connection to the house
- 2 miles Bristol airport/9.7 miles to central Bristol
- Within 5.8 miles of Nailsea station for mainline services to Bristol (11 mins)/London Paddington from 108 mins
- M5 within approx 8 miles at Jct 20 or Jct 21
- NO ONWARD CHAIN











## The Cow Shed

Completed in 2024, this outstanding two-bedroom, two-bathroom Grade II listed barn conversion effortlessly blends rustic charm with contemporary design. Converted from the original cow shed for Thrubwell Farm, the property is discreetly tucked away in a wonderfully private setting and enjoys beautifully landscaped gardens, magnificent far-reaching rural views, and thoughtfully designed living space.

The current owners have undertaken this exquisite renovation with great care and attention, thoughtfully combining sympathetic restoration with the best modern eco-friendly features. These include underfloor heating powered by an air-source heat pump, breathable and highly insulated lime plaster walls, and aluminium triple-glazed windows. Together, these elements create a low-maintenance, energy-efficient, and cost-effective home.

Entering through the traditional wooden front door, you are welcomed directly into the heart of the home — a striking open-plan kitchen/living/dining room. A vaulted ceiling with exposed beams ensures the space is filled with natural light, and the layout is well designed for both relaxed everyday living and entertaining with the living area flowing seamlessly out to the gardens through large glazed doors.

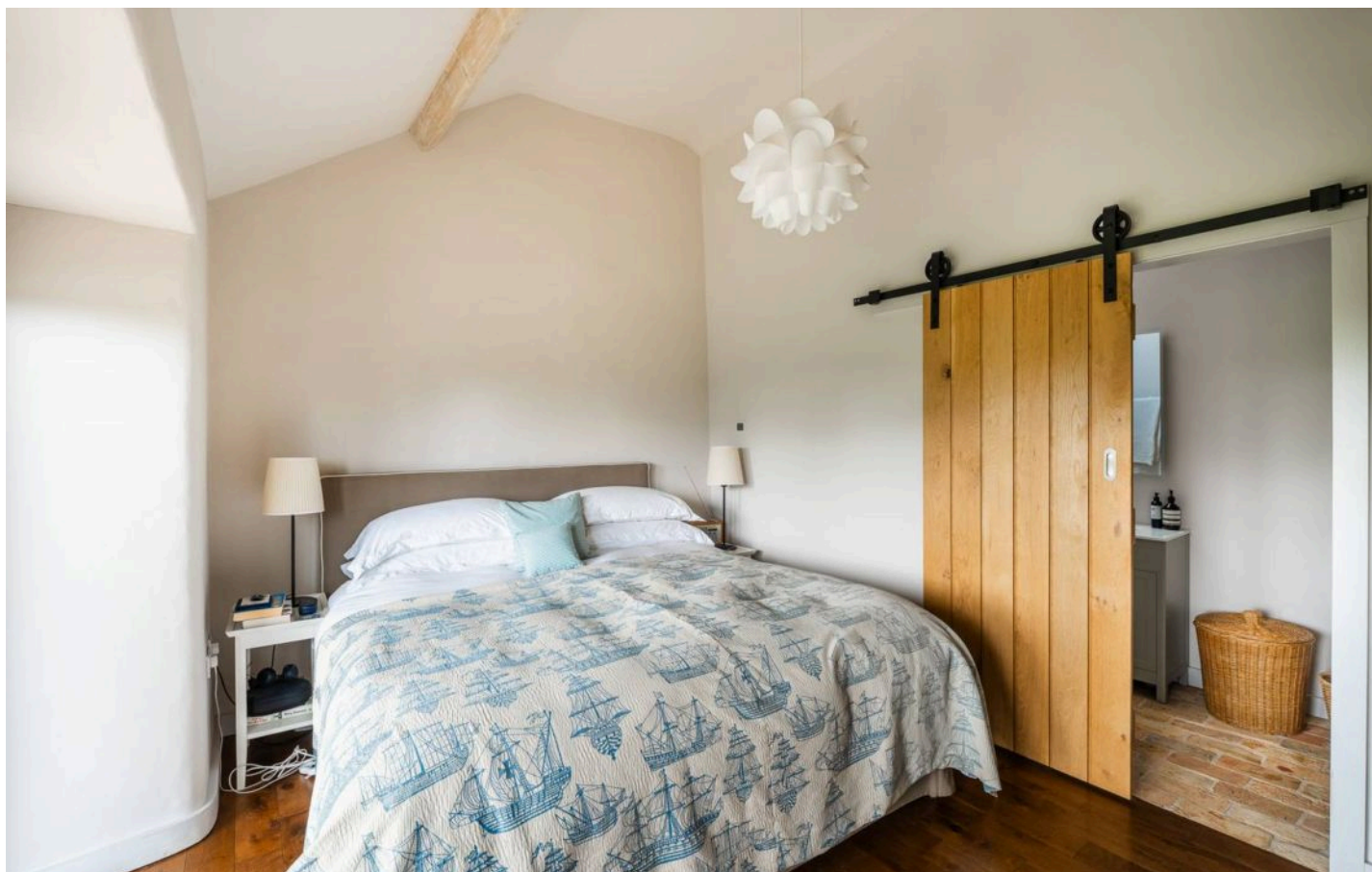
The kitchen area is fitted with beautiful Shaker-style units complemented by quartz worktops and features a generous breakfast bar. Integrated appliances include a dishwasher, induction hob, larder fridge, and oven. The sitting/dining area is a comfortable and airy space, with a cosy log burner as the focal point.

Both bedrooms are spacious doubles, each with magnificent long views, French doors to the garden, and its own en-suite bathroom.









These exceptional en-suites include walk-in showers and are finished with reclaimed Polish farmhouse bricks as flooring, adding a rich sense of heritage. Each is accessed through sliding hanging doors, which add both texture and warmth to the interiors.

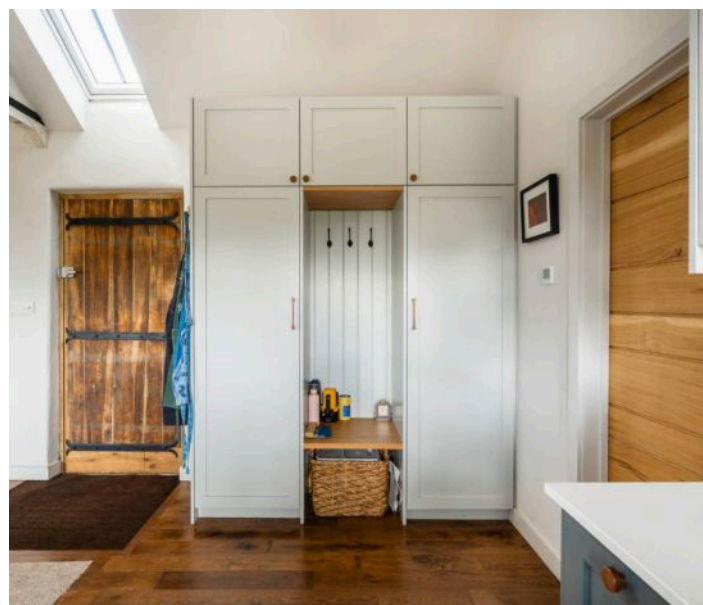
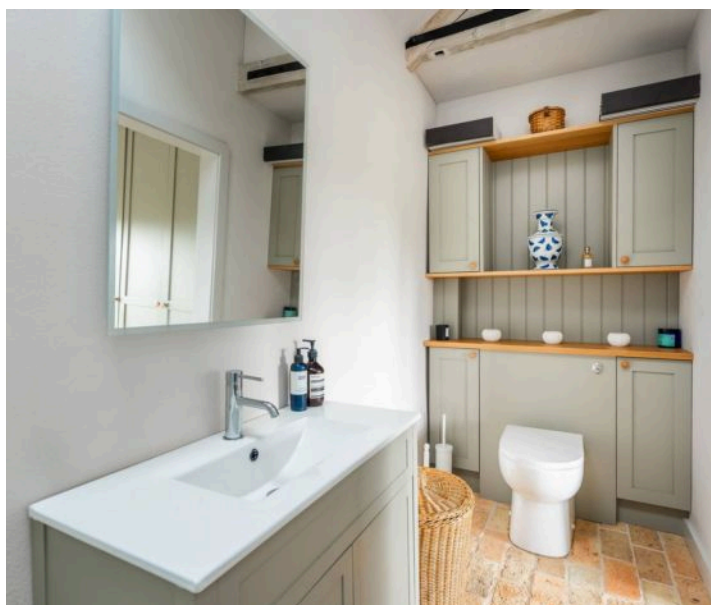
Completing the accommodation is an externally accessed utility/plant room, with space for a washing machine and tumble dryer.

### Outside

The total plot extends to approx an acre with south facing gardens that are a true delight. An Indian sandstone terrace provides the perfect spot for alfresco dining and relaxing, framed by vibrant planting and an charming vegetable garden. This area includes raised beds, along with a greenhouse — ideal for those with a love of growing.

Beyond the landscaped gardens, the plot extends into a gently sloping paddock of approximately one acre in total, currently used for grazing sheep, adding to the rural charm and sense of space.

The property also benefits from driveway parking and a convenient electric vehicle charging point.





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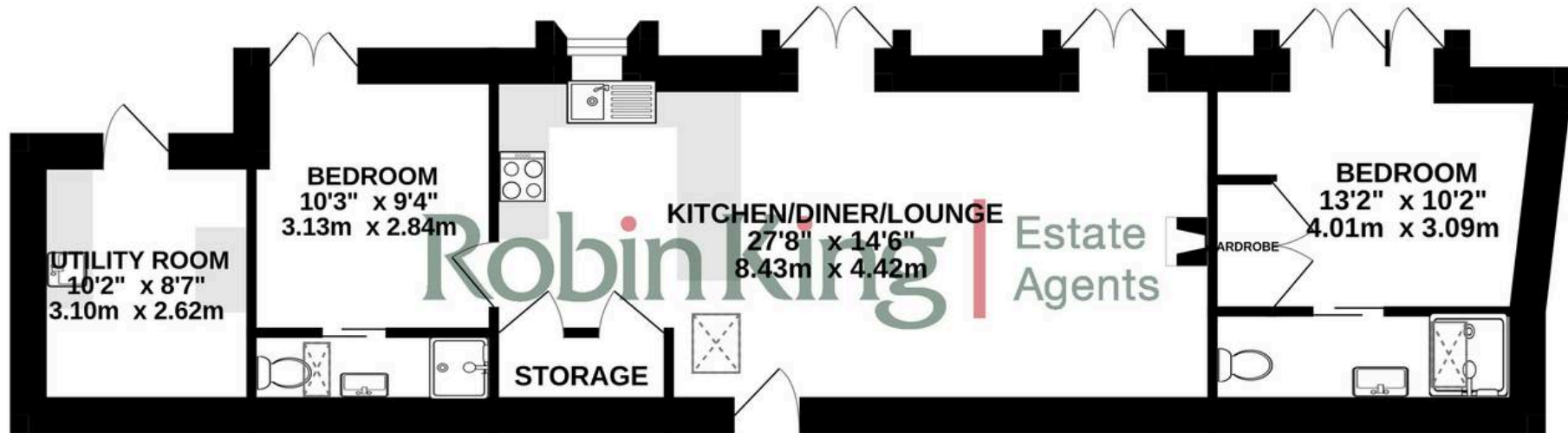
## Location

Nempnett Thrubwell is nestled in the picturesque countryside near Chew Valley and Blagdon lakes, just south of Bristol, which lies about 10 miles to the north. This village features a mix of scattered farmhouses and cottages, with local amenities available in the nearby communities of Blagdon, Chew Stoke, and Chew Magna. Blagdon village, located roughly 3 miles away, offers a post office/general store, a church, a village hall, a primary school, and three pubs.

For secondary education, include schools in Chew Magna, Backwell, and Churchill, along with several independent options in the area. Chew Valley and Blagdon Lake are perfect for sailing and fishing, while the surrounding landscape boasts numerous footpaths and bridleways across the valley and over the Mendip Hills. Golf enthusiasts can enjoy courses at Bristol & Clifton Golf Club in Failand, Burnham & Berrow in Burnham on Sea, and Mendip Spring Golf Club in Congresbury. Additionally, Bristol International Airport is just a short drive away, and there are convenient direct mainline train services to London from Nailsea.



GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Robin King**

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

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