

# Drystone

Dyers Lane, Iron Action, South Gloucestershire



# An impressive and well presented converted detached stone barn with tennis court situated along a country lane overlooking open countryside.

Bristol 9 miles. Chipping Sodbury 3 miles. Parkway Rail Station 4.5 miles. Cribbs Causeway Regional Shopping Centre 11.5 miles. M4 (J18) 8 miles. M5 (J14) 7.5 miles. Bristol Airport 17 miles. Thornbury 8 miles  
(Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Reception hall | Sitting room | Family room | Music/billiard room | Breakfast kitchen | Cloakroom  
Utility room | Laundry room

**First Floor:** Principal bedroom with en suite dressing room and shower room | 3 further bedrooms  
2 en suite shower rooms

**Second Floor:** 2 bedrooms | En suite bathroom | En suite shower room | Box room

### Garden and Grounds

Integral double garage | Parking | Garden and decking | Hard tennis court | Log cabin (potential gym) | Gazebo  
Adjoining store



## Situation

(Distances and times are approximate)

Iron Action is a village with a strong community about two miles west of Yate and 9 miles northeast of Bristol. It has a church, primary school, garden nursery with cafe, and two public houses.



There is a 24/7 garage/convenience store. The medieval market town of Chipping Sodbury has a wide variety of shops, boutiques, cafes, restaurants and supermarkets including a Waitrose.



There are secondary schools at Chipping Sodbury and Yate, and an excellent choice of private schools in Bristol.



## The Property

Drystone is situated on the outskirts of the village in a semi rural setting with countryside surroundings. The property was converted many years ago from a large stone barn and the accommodation is arranged over three floors.

The present owner purchased the property in 2004 when in need of updating. Since, the property has been expensively upgraded and the interior has a contemporary atmosphere.

Solid oak floors were laid, some windows replaced, bathroom and shower rooms were replaced, and an oak staircase with glazed balustrade installed. In 2018, the breakfast kitchen was redesigned and units replaced with bespoke solid walnut floor to ceiling units. There is shaped fitted bench seating designed to sit around an oval table. Integrated appliances include cabinet freezers and fridge, two ovens, a steamer, barbecue and grill, dishwasher, and hob.

The reception hall is most impressive. It has a central oak staircase that rises to the first and second floors, with glazed balustrade. All principal rooms on the ground floor open to the garden. On the first floor, the principal bedroom has a built in TV, the dressing room is fitted out, and the large and superb shower room is en suite. There are three further bedrooms, two with en suite shower room.

On the second floor are two further bedrooms, one with en suite bathroom and one with an en suite shower room. There is a box/tank room.



## Outside

The property is approached through tall solid timber electric gates, opening on to a large parking area in the front of the integral double garage with electric roller door.

The gardens are well maintained. At the front, is an expanse of lawn, cultivated box hedging, and borders of ornamental trees and bushes. At the rear, immediately outside the rear elevation, a paved area spans the width of the house, with an overhang. A large decked area adjoins with fitted bench seating, making it an ideal area for entertaining. The decking leads down to an expanse of lawn with a timber Gazebo, and borders planted with shrubs and hedgerow, beyond which is a hard tennis court.

There is a small log cabin, currently used as a gym. Adjoining the house is a store/workshop.

## Property Information

**Tenure:** Freehold

**Services:** Main water and electricity connected. Private drainage. Oil fire central heating. Underfloor heating to the reception hall, breakfast kitchen, and principle en suite shower room. CCTV. Broadband currently provided by Sky.

**Local Authority:** South Gloucestershire Council

**Council Tax:** Band G

**EPC:** D

**Guide Price:** £1,500,000

**Directions:** When in Dyers Lane, the entrance to Drystone is seen on the right hand side opposite grazing land.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

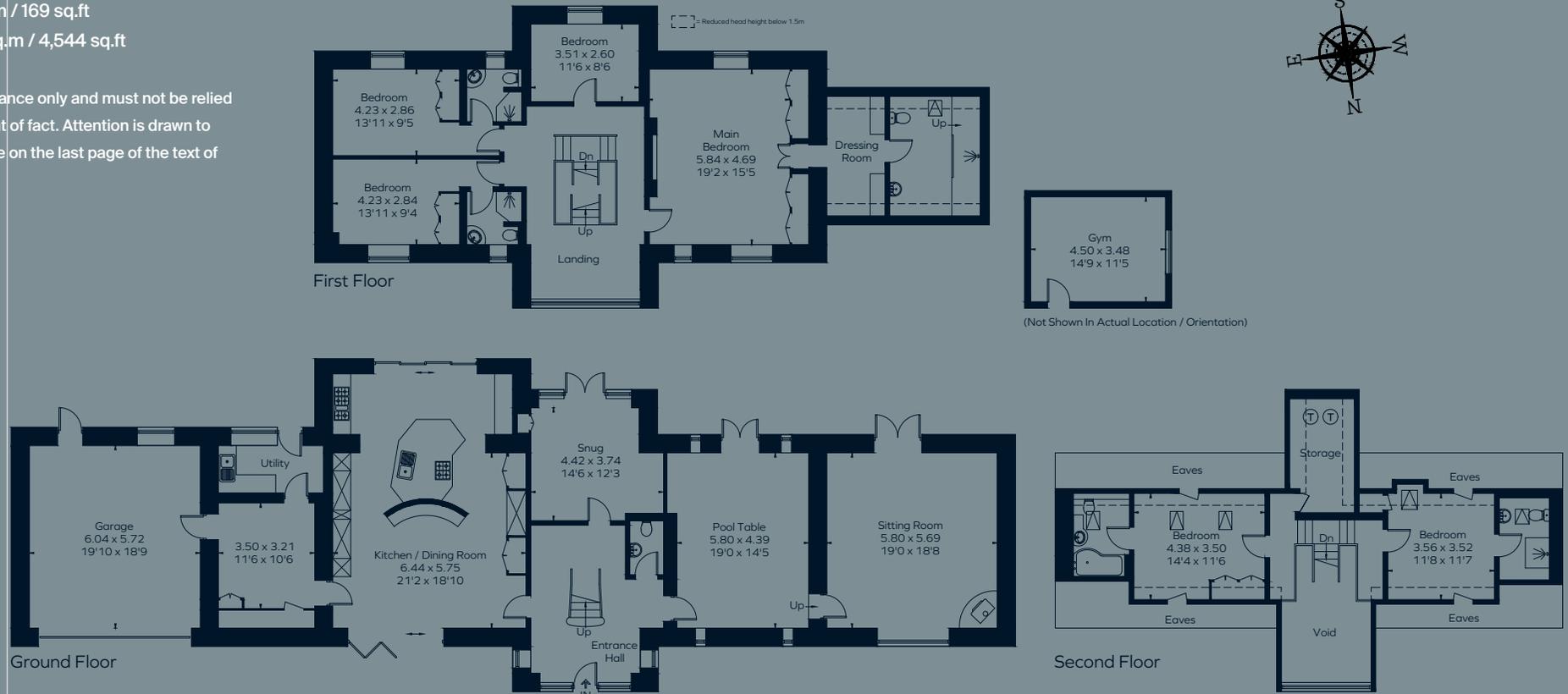
### Approximate Gross Internal Floor Area

House = 406.5 sq.m / 4,375 sq.ft (Including Garage / Excluding Void)

House = 15.7 sq.m / 169 sq.ft

House = 422.2 sq.m / 4,544 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated February 2025.

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