


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).


6


5


4

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.



Bristol

1 The Mall

Clifton

BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Robin Engley

01173 171996

robin.engley@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.