

# Crosshands Barn

Kington Lane, Thornbury, South Gloucestershire





# An imaginative and attractive barn conversion with paddock and substantial outbuilding situated in a quiet and rural setting.

Thornbury 1.5 miles, Bristol 11 miles, Parkway Rail Station 9 miles, M5 (J14) 4 miles, M4 (J20) 7 miles  
Bristol Airport 24.5miles, Bath 30 miles, Cribbs Causeway Regional Shopping Centre 8.7 miles  
(Distances and times approximate).



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## Summary of accommodation

### House

**Ground Floor:** Large reception/dining hall | Sitting room | Breakfast kitchen | Family room/bedroom  
with en suite dressing room or study | Utility room | Cloakroom

**First Floor:** Principal bedroom with en suite shower room | 3 further bedrooms | Family bath/shower room

### Outside

Gravel drive approach | Generous parking | Detached substantial concrete  
block outbuilding | Garden | Paddock



## Situation

(Distances and times are approximate)



Kington is a small hamlet just west of Thornbury and is a quiet rural area comprising a combination of farms, cottages, farmhouses and converted barns.



Thornbury is an historic market town and has a variety of interesting shops, cafes, restaurants, farmer’s markets, health practices, a 12<sup>th</sup> Century church, Thornbury Castle, and supermarkets.



There are several primary schools in the area and secondary schooling is available at the well regarded Castle School with a “good” Ofsted rating. There is a choice of excellent private schools in Bristol.



There are a number of walks in the area, cycle pathways, and golf at Thornbury Golf Centre.





## The Property

Crosshands Barn was converted a number of years ago and much thought and emphasis were given to the size of rooms, ceiling height and window space resulting in a light interior. There are stone and wood floors, vaulted ceilings with exposed roof trusses, and exposed stone and brick walls.

The interior is very attractive. The reception/dining hall is particularly striking with two arched windows and an open tread oak staircase with steel balustrade rises to the first floor. The sitting room is atmospheric and well proportioned, with a heavily beamed ceiling in light oak, a log burning stove is fitted in a brick fireplace and full height windows open to the garden with a lovely view across to the paddock. The superb farmhouse style breakfast kitchen has a vaulted ceiling and exposed roof trusses. Integrated appliances include a range cooker and dishwasher and there is a central island with breakfast bar and separate breakfast area. A room on the ground floor currently used as a bedroom, could easily provide a family room with an adjoining study.

On the first floor, the principal bedroom suite is a lovely room with vaulted ceiling, and a large window overlooks the garden and paddock. There are three further bedrooms and family bath/shower room.





## Outside

A gravel entrance drive sweeps around to the front door providing parking. There is dense hedgerow around the boundaries and a central bed is planted with a variety of mature shrubs, ornamental trees and roses.

The drive continues past the house to the west through a gated entrance giving access to the rear garden, paddock, and a detached substantially built full height concrete block outbuilding with part stone faced elevations, with three sets of double entrance doors. Windows are installed and there is power and light. This building has the potential for use as stables, home office, annexe or gym, subject to any necessary planning consents.

The immediate rear garden is laid to lawn interspersed with shrubs and trees. A paved area, secluded by tall mature trees, is ideal for entertaining. The paddock adjoins the garden and there are lovely open views across to countryside.

In all the property amounts to **approx 2.82 acres.**

## Property Information

**Tenure:** Freehold

**Services:** Mains electricity and water.  
LPG/Oil heating. Private drainage

**Local Authority:** South Gloucestershire Council  
Tel: 01454 868 009

**Council Tax:** Band E

**EPC:** D

**Guide Price:** £1,300,000

**Postcode:** BS35 1NQ

**Directions:** From the Thornbury direction travel along Kington Lane for about 1.5 miles. Pass the turning to Kington Road and continue ahead for about 50 yards. The entrance to Crosshands Barn is seen on the right hand side.

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



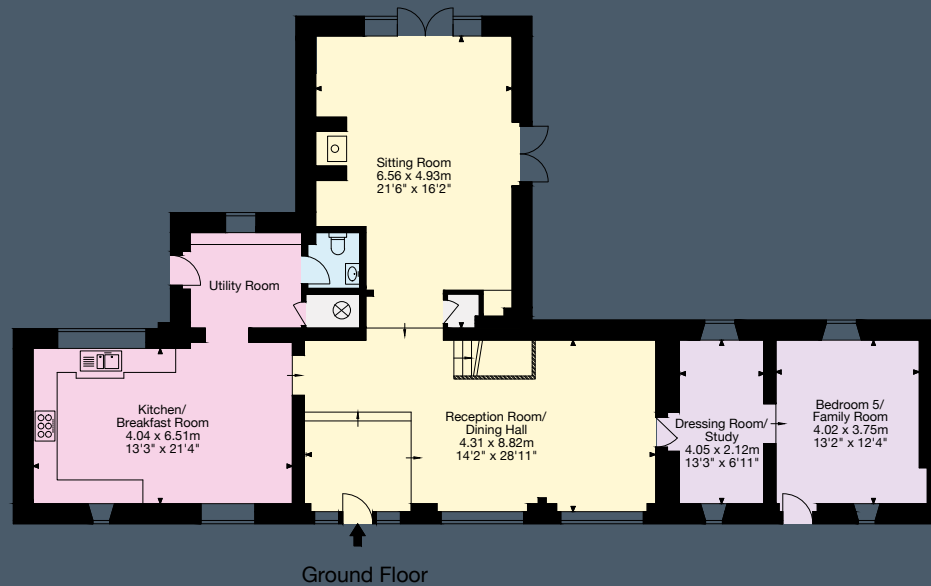
### Approximate Gross Internal Floor Area

Main House = 238 sq.m / 2561 sq.ft

Garage (Incl. Mezzanine Floors) = 104 sq.m / 1119 sq.ft

Total Area = 342 sq.m / 3680 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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**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 June 2025. Photographs and videos dated June 2025.

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