



**Mayshill Farm,
Frampton Cotterell, BS36 2NS**

PRICE: £725,000

Property Features

- **Brand New Barn Conversion**
- **3 Bedrooms**
- **2/3 Reception Rooms**
- **33' Living Room**
- **Master Bedroom with En-suite**
- **Family Bathroom**
- **Double Carport**
- **Large Gardens**
- **Idyllic Location**
- **MUST BE VIEWED**

Welcome to this stunning new build barn conversion located in the picturesque village of Frampton Cotterell. This property boasts a perfect blend of modern living within a charming countryside setting. Originally part of the The hunting lodge formerly of the Smyth family Ashton Court estate.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your family. The property features three well-appointed bedrooms, offering ample space for a growing family or visiting guests. With two beautifully designed bathrooms, convenience and comfort are at the forefront of this home.

The barn conversion style adds character and uniqueness to the property, creating a warm and inviting atmosphere throughout. The modern amenities and fixtures perfectly complement the traditional features, providing a harmonious living space.

Situated in a peaceful location, you can enjoy the tranquillity of village life while still being within easy reach of local amenities. With parking available for two vehicles, convenience is key for those with a busy lifestyle.

Don't miss the opportunity to make this charming barn conversion your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.

Full Description

Kitchen/Breakfast Room
18'8" x 9'7" (5.71m x 2.93m)



lounge/Diner
32'10" x 18'8" (10.03m x 5.71m)

Study
8'3" x 6'6" (2.52m x 2.00m)

Cloakroom

Stairs to First Floor

Landing

Master Bedroom
18'0" x 17'3" (5.50m x 5.26m)

Ensuite Shower Room

Bedroom 2
17'3" x 9'10" (5.26m x 3.01m)

Bedroom 3
14'6" x 7'8" (4.43m x 2.35m)

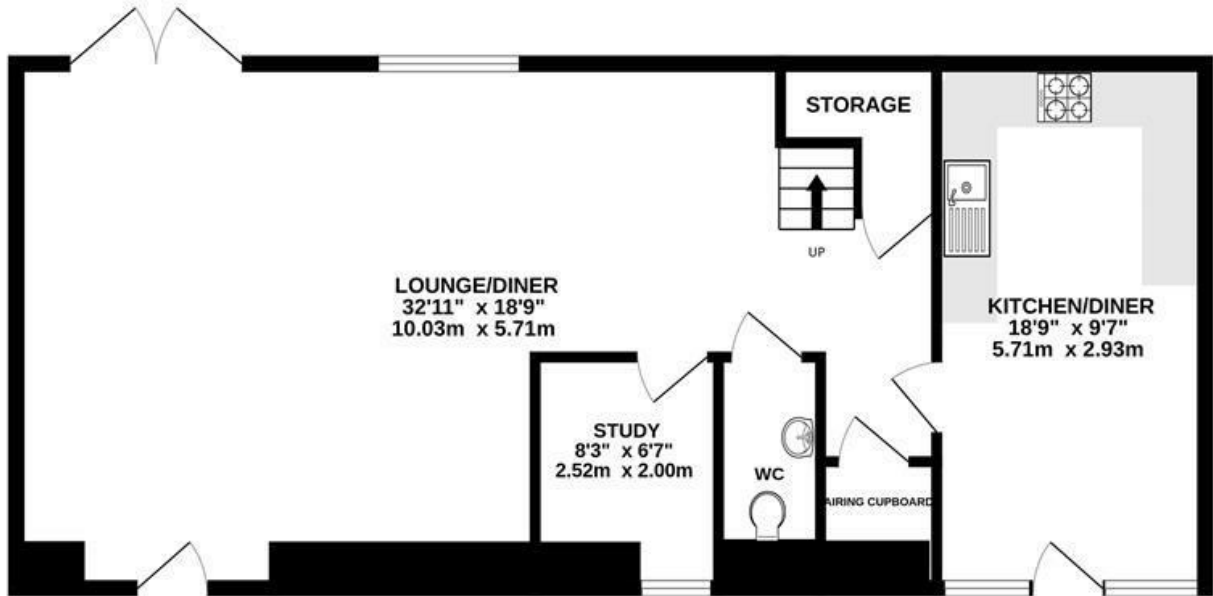
Snug
6'5" x 5'3" (1.96m x 1.61m)

Bathroom

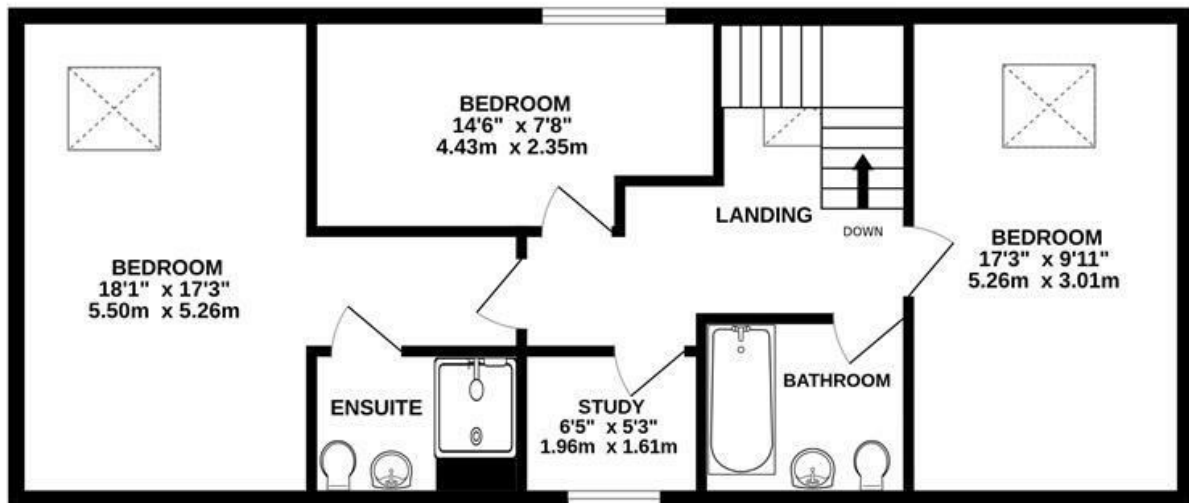
Large Rear Garden



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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