

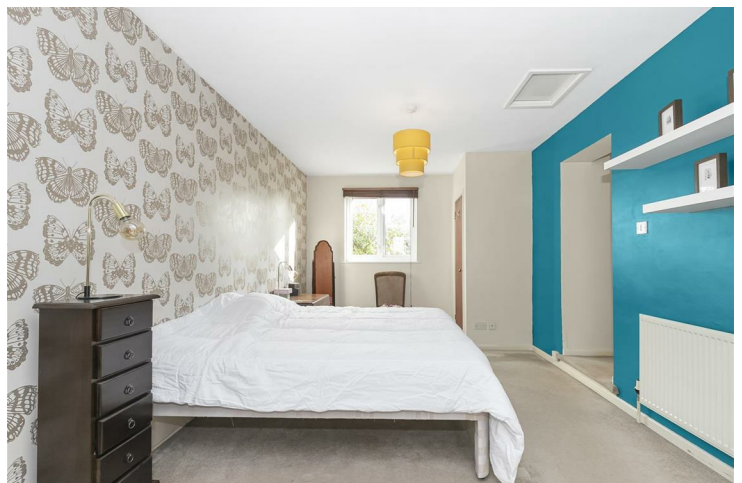


Bristol Road,
Bristol, BS37 9TF

Guide Price: Asking Price
£695,000

Property Features

- Detached Farm House
- 3 Double Bedrooms
- 2/3 Reception Rooms
- Conservatory
- Kitchen open Plan Breakfast Room
- Cloakroom & Utility
- Bathroom & Shower Room
- Plot Circa 1/3rd Acre
- Off Street Parking
- Private Gated Driveway



Full Description

Nestled on the charming Bristol Road in Iron Acton, this delightful detached Farm house offers a perfect blend of comfort and space. With three well-appointed reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The three generously sized bedrooms provide ample accommodation, ensuring that everyone has their own private retreat.

The house boasts two modern bathrooms, making morning routines a breeze for busy households. One of the standout features of this home is its deceptively spacious layout, which allows for a flexible living experience. Whether you are hosting a dinner party or simply relaxing with loved ones, you will find that this property caters to all your needs.

As you step outside the plot is approaching 1/3rd of acre, you will be greeted by stunning views over open farmland, providing a serene backdrop to your daily life. The peaceful surroundings make it an ideal location for those seeking a tranquil lifestyle while still being conveniently close to local amenities.

Additionally, this property is offered with no chain, allowing for a smooth and efficient purchase process. If you are looking for a spacious family home in a picturesque setting, this house on Bristol Road is not to be missed. Come and experience the charm and comfort it has to offer.

Entrance Hall

Under stairs storage cupboard. Stairs to first floor.
Door to Reception room. Door to:

Living Room

18'0" x 11'3"

Dual aspect double glazed windows. Feature fireplace with matching hearth and mantle. Television point. Radiator.

Reception/Dining Room

10'7" x 10'9"/10'5" x 10'2"

Dual aspect double glazed windows. Feature stone fireplace with inset multi fuel burner. Double radiator. Door to:

Kitchen

15'2" x 10'7"

Dual aspect double glazed windows. Range of work top surfaces with inset one and half bowl stainless steel sink unit with mixer taps. Range of base level cupboards and drawers. Matching wall mounted cupboards. Inset 4 ring electric hob. Built in double oven with pan cupboards above and below. Cupboard housing oil fired boiler. Integrated fridge. Integrated dishwasher. Double radiator. Door to Utility Room. Door to:

Conservatory

15'1" x 10'7"

Double glazed windows. Double glazed double opening doors to rear garden.

Utility Room

5'7" x 4'7"

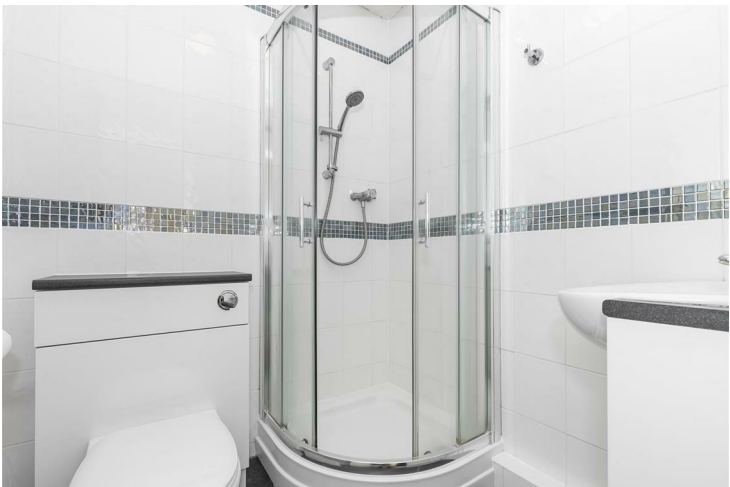
Larder cupboard with shelving. Worktop. Door to:

Rear Hallway

Double glazed door to rear garden. Double glazed windows. Door to:

Cloakroom

Vanity unit with inset W.C. Inset wash hand basin with cupboard under. Wall mounted cupboard. Heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Landing

Double glazed window. Doors to:

Bedroom 1

22'4" x 11'3"

Dual aspect double glazed windows. Radiator. Walk in eaves storage cupboard.

Bedroom 2

22'4" x 13'3"

Dual aspect double glazed windows. Radiator. Walk in eaves storage cupboard. Further wardrobe cupboard.

Bedroom 3

11'4" x 10'9"

Dual aspect double glazed window. Radiator.

Bathroom

Panel enclosed bath with wall mounted shower over. Vanity unit with inset wash hand basin. Opaque double glazed window

Shower Room

Tiled shower cubicle with wall mounted shower and screen. Wash hand basin. Low level W.C.

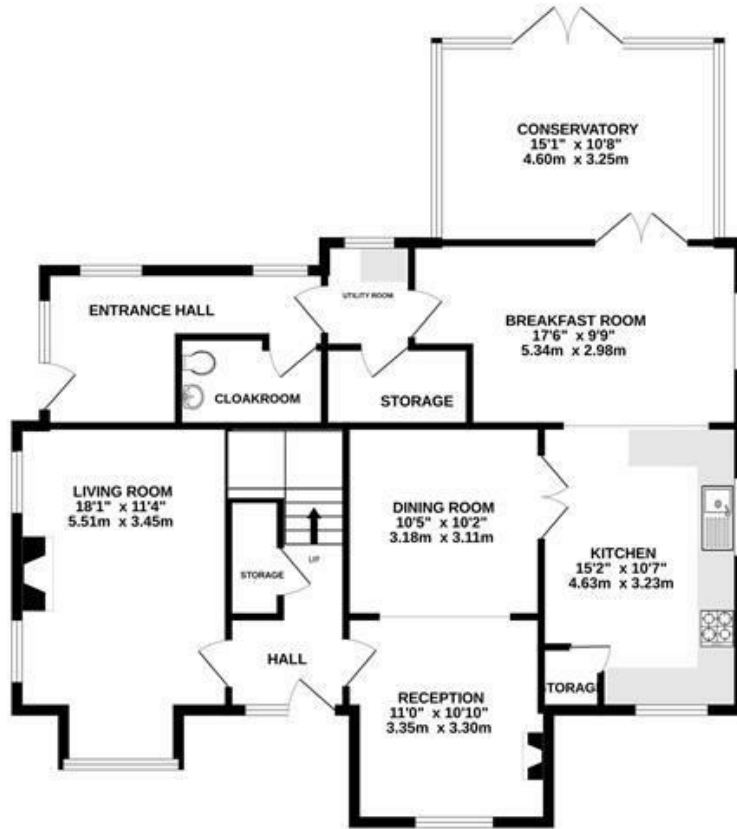
Gardens

Plot circa 1/3rd of an acre with gated access to driveway with parking for several vehicles. Paved patio leading to large expanse of lawn bordered by fencing and hedging.

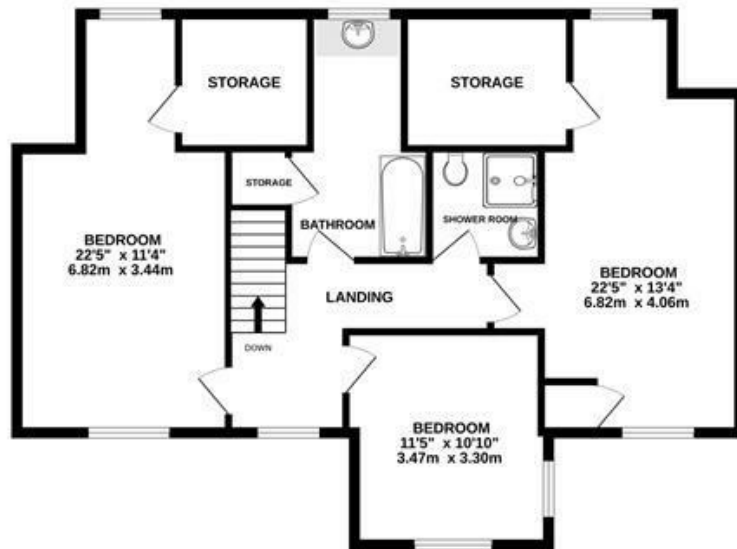




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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