



**4 Ivory Hill Farm,
Bristol, BS36 1AS**

**PRICE: Offers In
Excess Of £550,000**

Property Features

- Unexpectedly Re-available
- High Quality Finish to Modern Standards
- Four Bedrooms Brand New Conversion of Historic Barn
- Large Open Plan Living Space
- Brand New Conversion of Historic Barn
- Open Aspect Views
- Off street parking for two cars with 7kW charging point
- Private Garden with Additional Paddock
- 10 Year Warranty
- Underfloor Heating Throughout with Heat Pump

Full Description

Ivory Hill farm is located in the North eastern side of Bristol, this delightful detached conversion offers a perfect blend of original features and modern living. With open plan living and four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The carhouse is the final barn converted at Ivory Hill Farm, which dates back to the sixteenth century. The rear of property looks out over the original farm house. Whilst the open plan living area and garden take in the panoramic views across the valley.

The surrounding area is known for its picturesque views and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This home presents a wonderful opportunity for anyone seeking a spacious and well-equipped residence in Bristol. With its appealing features and prime location, The Carhouse is a property not to be missed.

Entrance Hallway

W/C

5'9" x 4'0" (1.77 x 1.22)

Open Plan Living Dining & Kitchen

30'2" x 13'6" (9.21 x 4.13)

Bedroom 2

15'2" x 9'5" (4.63 x 2.88)

Bedroom 3

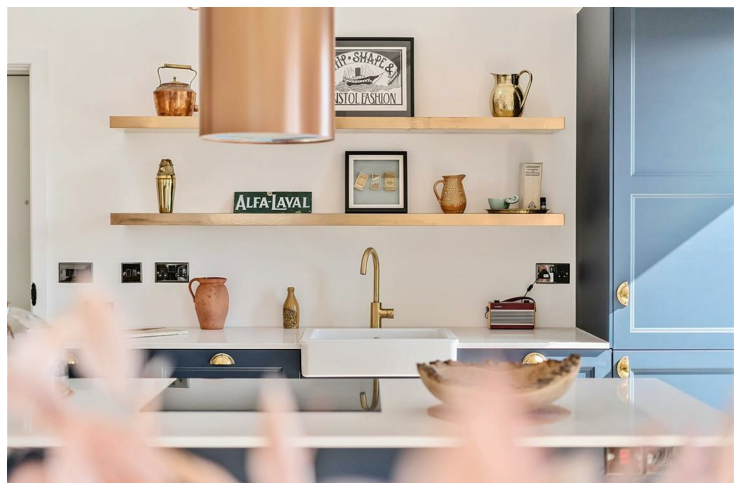
10'1" x 10'0" (3.08 x 3.05)

Bedroom 4

10'7" 8'5" (3.23 x 2.59)

Bathroom

2.54 x 2.02



Master Bedroom
19'0" 15'10" (5.80 4.84)

Ensuite

Outdoor Space

Additionally this property benefits from having a mini paddock included with the sale.

Property Specification

The Cart House seamlessly blends old and new, with historic features complimented by a modern finish. Throughout the property you will notice exposed stone walls, traditional lime plaster, wooden beams and Scandinavian Velfac windows keeping the property light and airy. The aspect from the voluminous vaulted living area has views over fields into the distance, with the large french windows opening out onto a paved seating area. Internally, this bespoke property is equipped with polished concrete floors twinned with zoned underfloor heating throughout. The matt blue kitchen includes an island with breakfast bar and white quartz stone worktop complete the design-led aesthetic. Externally there is a sunken secluded garden and an additional mini paddock, this is agricultural land for keeping animals, growing vegetables or planting an orchard.

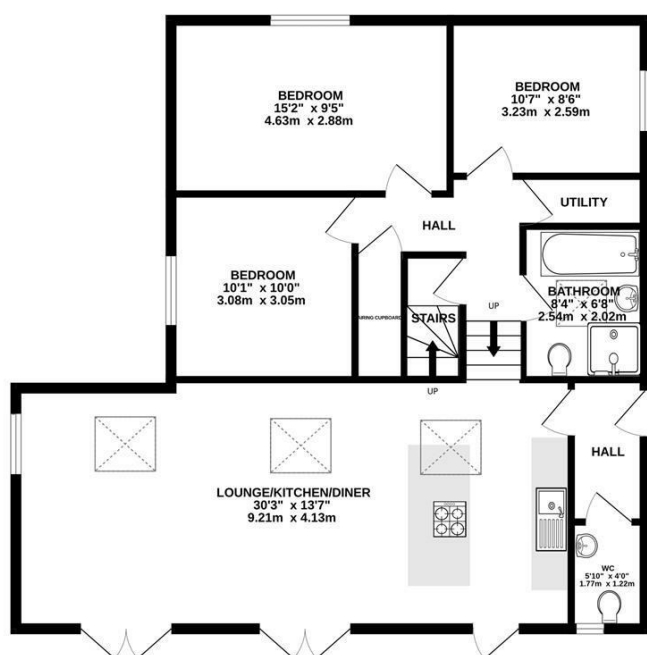
Winterbourne is a large village situated on the North side of Bristol, with an array of facilities. The village is partially surrounded by woodland and fields, with lots of footpaths and bridleways criss-crossing the countryside including the popular Frome Valley Walkway. A large duckpond overlooking the Frome Valley provides a relaxing spot for fishing, or feeding the ducks and geese, and a public nature reserve is a pleasant area for dog walkers.



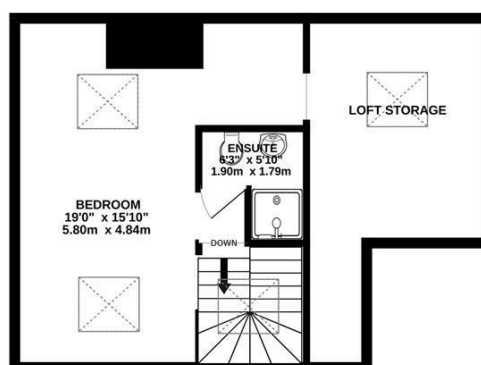
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements