



£1,750,000

Iwood Lane, Iwood, Bristol, BS40 5AQ

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

Iwood Lane

Iwood, Bristol, BS40 5AQ

An outstanding barn conversion that offers the perfect opportunity to escape to the countryside. Located in the Hamlet of Iwood between the villages of Wrington and Congresbury just off the A370, the property is positioned in a quiet and peaceful location away from main roads. The plot includes a modern and contemporary family home, an up-and-running eco-tourism business comprised of four glamping cabins, and an expanse of land with plenty of potential and includes a section of the Congresbury Yeo river running through the site.

The main barn was built on the site of a former cow shed, and has been finished to an excellent standard. The entrance hall doubles up as a utility room, with space for a washing machine and tumble dryer, and a door leading to the impressive open-plan kitchen/dining and living space.

The living area features a vaulted ceiling and a south-facing glass wall that floods the room with natural light, and provides a seamless connection with the outdoors. This large, versatile space currently accommodates a lounge area, pool table, and dining area. Tucked away on the left is the spacious kitchen with plywood units and shelving, contrasting granite worktops and integrated appliances.

A timber and glass staircase leads to the upper floor and master suite. This space is finished with an engineered oak floor, and timber panelling on the ceiling. Velux windows provide additional light from above. The modern en-suite is complete with a contemporary white suite, enclosed shower, gloss tiled splash back and chrome fittings. There is also a snug and gallery platform which overlooks the main living space.

The lower level features two further double bedrooms



with limestone tiled floors and bespoke built in wardrobes. Whilst the family bathroom is complete with gloss wall and floor tiles, walk-in rain head shower, free standing stone bath and chrome fittings.

Outside there is shipping container storage as well as a sizeable workshop/garage space, and a large private gravelled driveway. There is also the potential to extend the main house or add an annexe subject to consent.

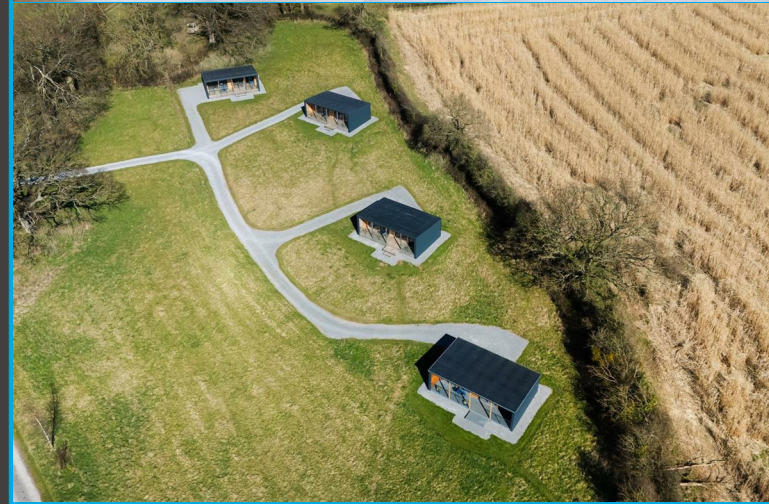
In addition to the main house, the property includes four luxury eco cabins. Each cabin includes a double bedroom, en suite bathroom, open plan kitchen/dining/living area, and private balcony. Constructed with high-quality metals and sustainability in mind, including Rational windows and Steico insulation, these cabins provide exceptional comfort throughout the year. An established and successful holiday rental business is already in operation, with scope for further development, this property offers an outstanding lifestyle and investment opportunity.

Sustainability is at the heart of this home; it is well insulated with 240mm of Steico insulation in the walls and roof, utilises a Mitsubishi Ecodan heat pump, and has underfloor heating throughout the property. It is also currently in receipt of the governments Renewable Heat Incentive which results in very low energy bills.

8.7 acres of land surrounds the barn conversion and cabins, offering far reaching views across the Mendips Area of Outstanding Natural Beauty. The current owners have recently undergone a rewilding project, planting new hedgerows as well as native plants and trees to encourage further biodiversity on the site. The site is teeming with wildlife, including barn owls, herons, otters and kingfishers.

Conveniently situated just 12 miles from Bristol via the A370, and 2.5 miles from Yatton train station which offers direct links to London, this property enjoys excellent transport links while maintaining peaceful countryside ambience.

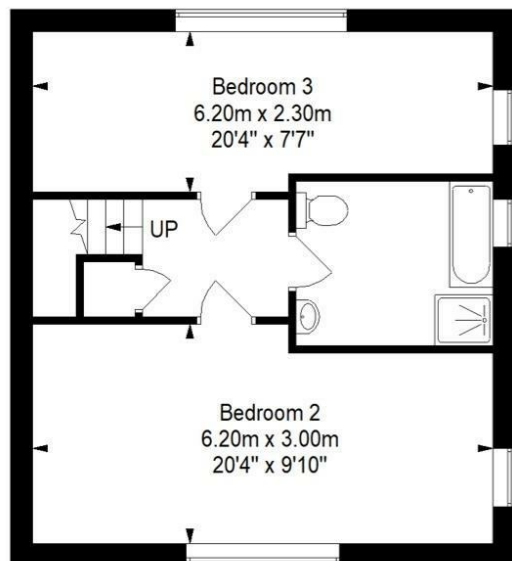




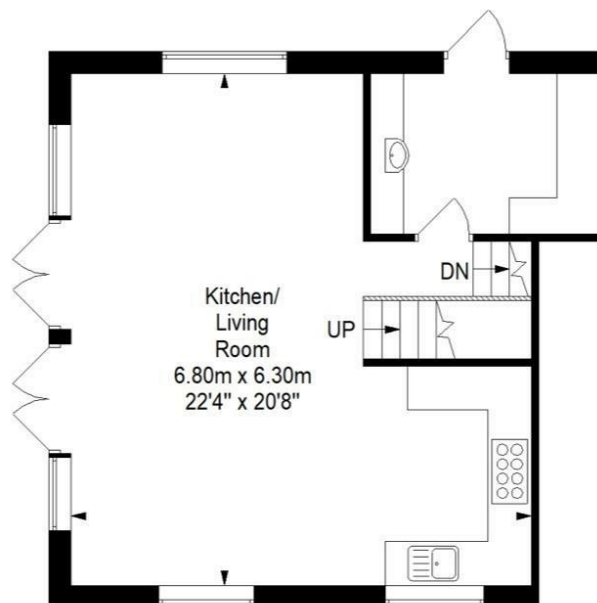


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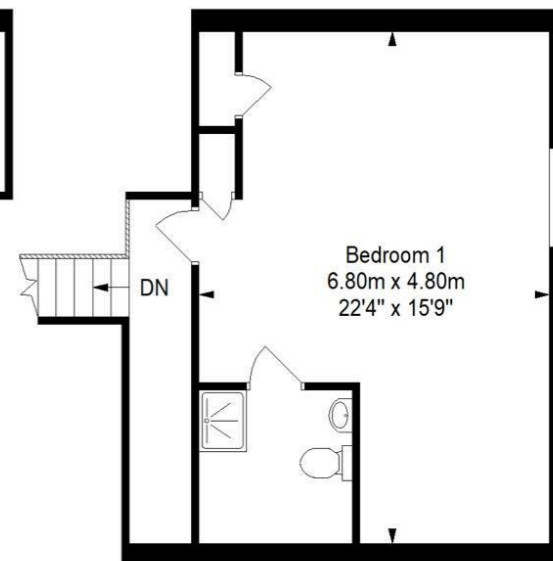
Approximate Gross Internal Area = 125.3 sq m/ 1348.8 sq ft



Lower Ground Floor



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	81	
(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		88
(81-91) B	82	
(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		



Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk