

2 Uplands Farm Barns Wellsway, Bristol, BS31 2SZ

Offers In The Region Of £1,400,000

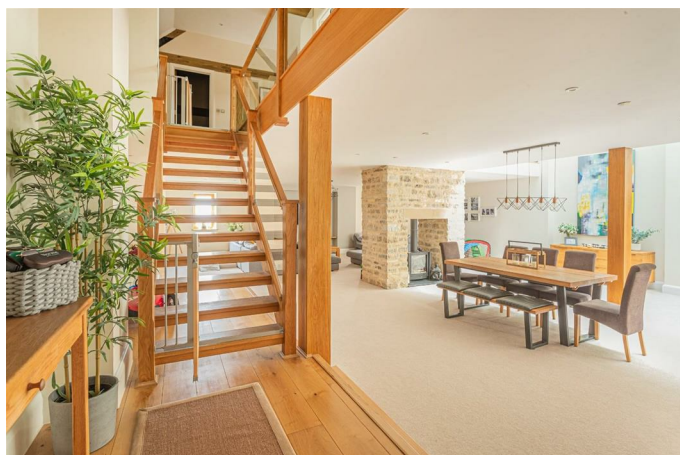
Nestled in the charming area of Wellsway, Keynsham, Bristol, "Ox Barn" is a stunning barn conversion that exemplifies modern living while retaining its rustic charm. This exceptional property is presented to an extremely high standard and is a true testament to quality craftsmanship. The property benefits from being Cat6 (hardwired for internet throughout).

Upon entering, you are greeted by an expansive open-plan living space that seamlessly combines the sitting, dining, and kitchen breakfast areas, creating an inviting atmosphere perfect for both entertaining and family gatherings. The ground floor also boasts underfloor heating along with a well-appointed bedroom with an en suite bathroom, providing convenience and privacy for guests or family members.

As you ascend to the first floor, you will find four additional spacious bedrooms, two of which feature their own en suite facilities, ensuring comfort for all. The property also includes a good-sized utility room, a dedicated cinema room for movie enthusiasts, and a study that offers a quiet retreat for work or study. With five bathrooms in total, this home is designed to accommodate the needs of a modern family effortlessly. The inclusion of a downstairs w/c and a separate boot room adds to the practicality of the layout.

Entrance via large wooden front door giving direct access into

Hallway



Oak flooring, vaulted ceiling with exposed beams, single period style radiator, steps lead up to

Inner Hallway

Doors to cinema room, step down to downstairs w/c.

Cinema Room/Bar (Sound Proofed)

23'7" x 9'1" (7.19 x 2.79)



Wall mounted radiators, inset spots with contemporary mood lighting, ceiling lighting, 105" screen with Epsom 4K projector (may be purchased by separate negotiation), inset spots, built in Dolby Atmos surround sound system with ceiling speakers, bar area with built in fridge and wine storage area, countertop with shelving.

Garage

28'4" x 10'1" (8.66 x 3.09)

2 large wooden opening doors, power and light is connected, exposed beams, vaulted ceiling.

Downstairs W/C



Villeroy and Boch suite comprising Concealed cistern w/c, wall mounted wash hand basin with chrome mixer taps over, part tiled walls, inset spots, tiled flooring, wall mounted heated towel rail.

Communications Room/Boot Room

7'5" x 5'4" (2.27 x 1.65)

Tiled flooring, space for boots and shoes, hanging space, underfloor heating manifold (Heat Miza control system) access to all hardwiring in the house, inset spots.

First Floor Landing



Steps leading down into

Sitting/Dining/Family Room 38'9" x 28'8" (11.83 x 8.75)



2 double glazed wooden windows to rear aspect enjoying views over local fields, central focal double sided woodburning stove with stone chimney breast, built in ceiling speakers, inset spots, part large vaulted ceiling with glazed roof with black out blinds and exposed wooden beams, wall lights, steps to Kitchen, door to

Study

10'1" x 9'0" (3.09 x 2.75)



Part glazed roof, tiled flooring, bespoke cabinetry with work space cupboards with shelving, wall storage units, inset spots.

L-Shaped Kitchen/Breakfast Room

22'2" x 12'2" (6.76 x 3.73)



Exposed beams, fixed lighting, large tiled flooring, windows and double arched doors to rear courtyard and garden, part brick exposed walls, high vaulted ceilings, a range of modern wall and floor units with Quartz worksurface over, 1 1/2 bowl sink unit with chrome mixer taps over, glazed splash back, under unit contemporary lighting, built in Neff oven/grill and microwave combo, integrated fridge and freezer, central island with Neff 6 ring gas hob with contemporary Neff extractor, space for bar stools, door to side lobby, door to

Reception/Play Room

16'5" x 11'1" (5.01 x 3.40)



Wooden exposed beams, double glazed window to side aspect, enjoying views over the garden.

Side Lobby

Archway doors to garden, doors to

Utility

10'7" x 6'10" (3.24 x 2.10)



Wooden exposed beams, wall mounted Worcester boiler, tiled flooring, floor units with Quarts worksurface over with Villeroy and Boch Belfast style sink with chrome mixer tap, space and plumbing for washing machine and tumble drier, contemporary tiled splash back, inset spots.

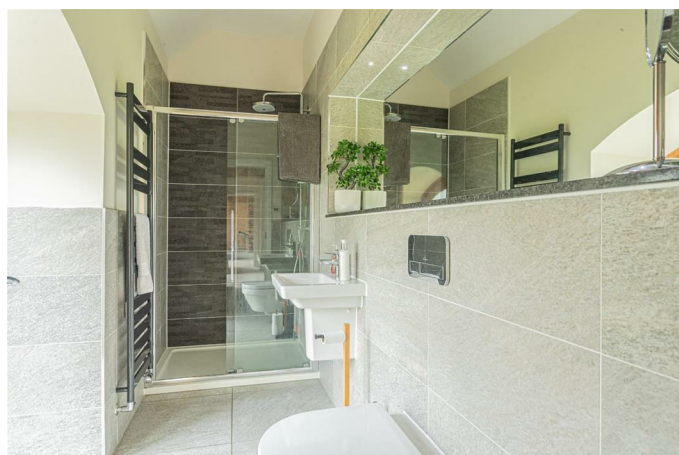
Bedroom Two

16'4" x 11'4" (4.99 x 3.46)



Wooden archway double glazed doors to garden, exposed wooden beams, wardrobes with sliding doors and hanging rail and shelving, door to

En-Suite Shower Room



Obscured wooden archway doors to garden, tile flooring, part tiled, Villeroy and Boch suite comprising concealed cistern w/c, wash hand basin with mixer taps over, built in mirror with lighting over, Granite sill, exposed wooden beam, wall mounted heated towel rail, mainly tiled shower cubicle with sliding glazed door with mains shower over with separate shower attachment, inset spot, extractor.

Garden Store

Pedestrian door to side aspect. (There is potential to knock this store through into the main house)

First Floor Landing

Exposed beams, lighting, contemporary wooden balustrades with glazed paneling, large airing cupboard

housing pressurized water tank, wooden shelving for linen and access to underfloor heating manifold, doors to

Master Bedroom Suite

19'5" x 14'2" (5.93 x 4.32)



Wooden exposed beams, vaulted ceiling, Velux window, anthracite grey double glazed windows looking down onto sitting/family room, door to walk in dressing room/bedroom five, door to

En-Suite Shower Room

Tiled flooring, part tiled walls, heated towel rail, Villeroy and Boch suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, large fixed mirror with Granite shelf, fully tiled large walk-in shower cubicle with sliding glazed door with mains shower over and separate shower attachment, inset spots, underfloor heating.

Walk in Dressing Room/Bedroom Five

Inset spots, a range of wardrobes and drawers, anthracite grey windows looking down onto dining/family room.

Bedroom Three

23'7" x 14'11" (7.19 x 4.56)



Large vaulted ceilings with exposed beams, Velux window, anthracite grey windows looking down over the dining/family room, doors to

Walk in Dressing Room

Exposed wooden beams, lighting, hanging space and shelving.

En Suite

Tiled flooring, mostly tiled walls, Villeroy and Boch suite comprising concealed cistern w/c, wash hand basin with mixer taps over, wall mounted heated towel rail, inset mirror with downlighters, Granite shelf, fully tiled shower cubicle with sliding glazed door with mains shower with separate shower attachment over, extractor, inset spots, underfloor heating.

Bedroom Four

10'7" x 10'7" (3.25 x 3.23)



Anthracite grey windows looking down onto the dining/family room and up onto glazed roof providing a

light and airy room, exposed beams, inset spots, a range of built in wardrobes with sliding doors, hanging rail and shelving.

Family Bathroom

9'0" x 7'11" (2.75 x 2.43)

Exposed beams, inset spots, extractor, tiled flooring, part tiled walls, Villeroy and Bosh suite comprising concealed cistern w/c, wash hand basin with mixer taps over and storage beneath, bath with separate shower attachment, tiled paneling with lighting, heated towel rail, large fully tiled walk in shower cubicle with hinged glazed door with mains shower with separate shower attachment over.

Outside



The property is accessed via a communal electric sliding gate giving access to a gravel driveway sweeping around to Ox Barn. The rear garden benefits from being level with a good sized patio area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to lawn with raised planted borders. The rear garden is enclosed by a clipped evergreen Laurel hedge and a stone wall with cock and hen finish.

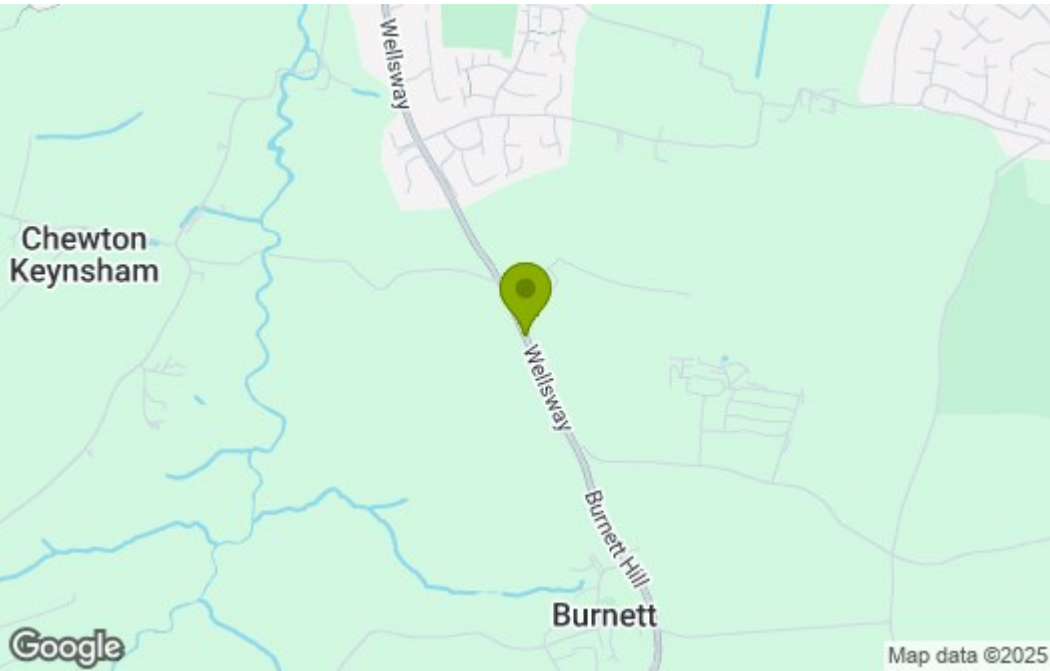
Directions

Sat Nav BS31 2SZ

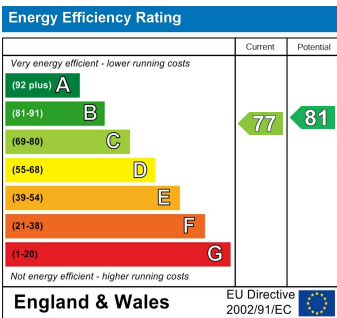
Floor Plan



Area Map



Energy Efficiency Graph



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