



MAGGS
& ALLEN

WEST FISHER BARN BERWICK LANE

HALLEN, BRISTOL, BS10 7RR

£595,000

A beautiful converted barn with sweeping driveway and mature garden, West Fisher Barn offers an opportunity to purchase a property that blends original character with modern living. Located in Hallen village, on the outskirts of Bristol, this home provides easy access to city amenities while offering a quiet, semi-rural setting.

Approach

An impressive approach, the gated entrance leads into a sweeping driveway providing ample parking and turning space, with patio and mature gardens bordering.

Accommodation

Please see the floorplan for room sizes and layout.

Ground Floor

You'll immediately enter an impressive 25-foot dining/reception area, featuring elegant wood flooring, spotlights, and open stairs ascending to the first floor.

To the left, a glazed door opens into the inviting sitting room, bathed in natural light from its striking floor-to-ceiling windows and offering seamless access to the gardens through double doors.

To the right of the reception area, you'll find a convenient cloakroom/WC and a dedicated home office. The spacious kitchen/breakfast room provides a central hub and offers direct access to the versatile annex.

First Floor

Upstairs, the first floor is home to three comfortable bedrooms. The master bedroom features a modern en-suite wet room, while the two additional bedrooms share a well-appointed family bathroom with roll-top bath. All of which is accessed from a wide, well-lit landing.

Externally

West Fisher Barn is surrounded by gardens on three aspects, offering a delightful mix of lawn and patio areas with a vast array of mature shrubs and trees that beautifully complement the stonework of the property.

The rear garden enjoys picturesque views across open fields. Accessible from both the main house and annexe; the space features a patio area and mature trees.

Location

Hallen is a charming village on Bristol's northwestern edge, offering the best of both worlds: rural peace with urban convenience.

It boasts excellent access to the motorway network and is a stone's throw from Cribbs Causeway for all your shopping and leisure needs. For nature lovers, the stunning Blaise Castle Estate is practically on your doorstep, with endless walks

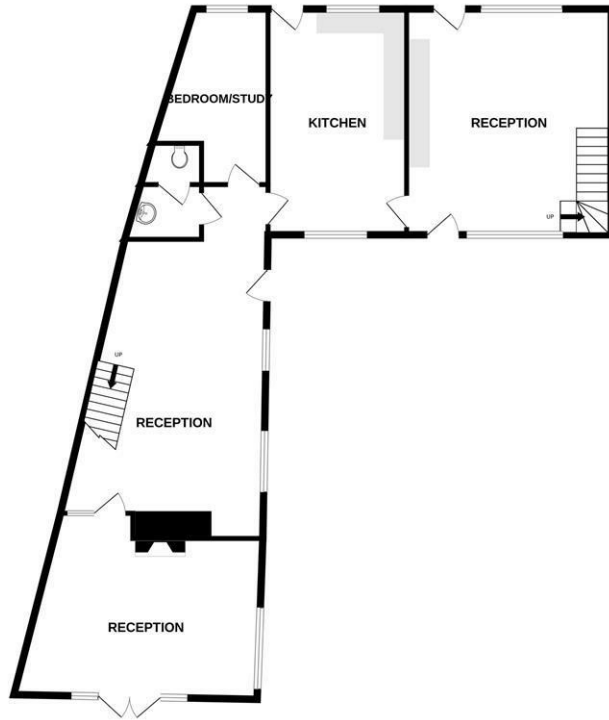


extending to a local nature reserve and the Spanorium Skyway.

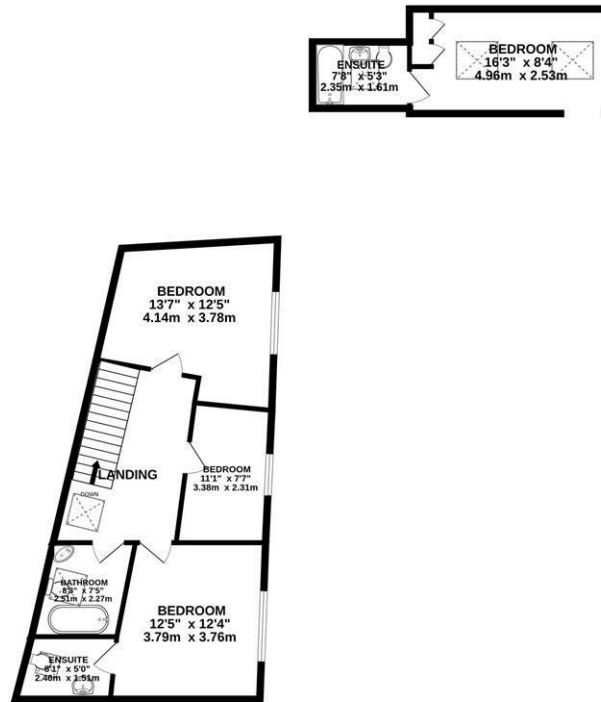
You'll also find a Leisure Centre with a pool and gym within walking distance. Plus, historic Westbury-on-Trym and vibrant Bristol city centre are both easily accessible. Hallen truly offers a great lifestyle for those seeking tranquillity without sacrificing connectivity.



GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1935 sq.ft. (179.8 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.
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- A characterful converted barn
- Offering a quiet, semi-rural location with excellent transport links nearby
- Off-street parking for multiple cars
- Featuring a self-contained annex
- Four bedrooms
- Three reception rooms
- Mature gardens on three aspects
- Attractive stone building
- Light and bright throughout

Guide Price: £595,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

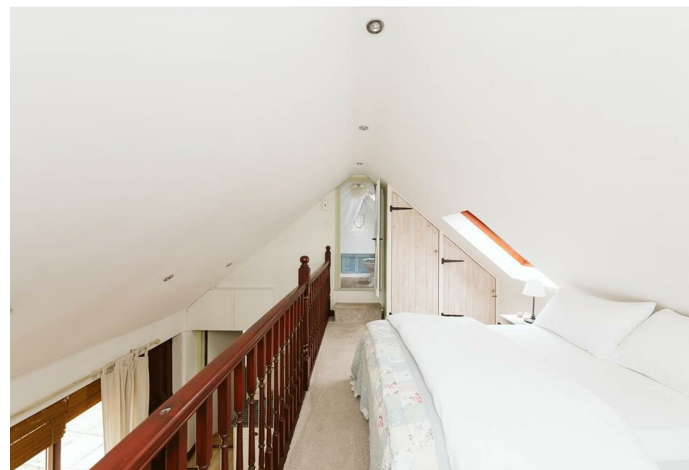
Local Authority: South Gloucestershire Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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