



APRIL RISE NAISH LANE

Barrow Gurney, BS48 3ST

Price £875,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

STUNNING FAMILY HOME SURROUNDED BY COUNTRYSIDE

Nestled in the picturesque village of Barrow Gurney, this beautifully presented 4-bedroom home on Naish Lane offers the perfect blend of modern luxury and countryside charm. Two of the spacious bedrooms open out onto a private balcony, boasting breathtaking views across open fields – ideal for morning coffee or evening sunsets. The property features a generous living space, perfect for family life, entertaining guests, or a home office along with a high-spec, contemporary kitchen designed for both style and functionality. Outside, you'll find a large, well-maintained garden – ideal for summer gatherings or peaceful relaxation. With its stunning outlook and thoughtfully designed interiors, this home offers a rare opportunity to enjoy modern living in a tranquil rural setting. The surrounding area boasts picturesque views and a sense of community, making it a wonderful place to call home. Barrow Gurney is known for its tranquil environment, yet it remains conveniently close to Bristol's vibrant city life, offering a variety of shops, restaurants, and recreational activities. This property presents an excellent opportunity for those looking to enjoy the best of both worlds—peaceful village living with easy access to urban amenities. Don't miss the chance to make this lovely property your own.

Situation

Barrow Gurney is a charming and compact village and civil parish in North Somerset, situated approximately five miles southwest of Bristol city centre. Nestled between the A38 and A370, close to the Long Ashton bypass and Bristol Airport, it enjoys a tranquil rural atmosphere while maintaining convenient links to city amenities.

Local Authority

North Somerset Council Council Tax Band: F
 Tenure: Freehold
 EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Occupying an exceptional, private plot, this substantial detached house offers thoughtfully reconfigured accommodation, ideally suited to contemporary family life including an open plan family room – dining room that leads out to the lovely rear garden. on dual aspect sides. This stylish four-bedroom home in the sought-after village of Barrow Gurney is now available for viewings. Two of the spacious bedrooms open up onto a large balcony with beautiful views of the countryside. The kitchen is modern, completed to a hi-spec and finished to an exceptional standard. This home features a spacious, light-filled living area ideal for both family life and entertaining. The large garden provides the perfect space for summer gatherings, alfresco dining, or simply relaxing in total privacy. This exceptional property offers a rare opportunity to enjoy stylish, rural living but still just a short distance from city amenities. There is a well equipped utility room, garage with lighting, power and alarmed with house, as well as additional space for parking on the property premises. There is also an alarm system, extensive garden/driveway lighting and power outlets, a shed (3.0m x 1.8m) with power and lighting (alarmed with house) and a greenhouse.

April Rise is not just a home; it is a sanctuary of luxury, tranquillity, and refined living, where every detail has been meticulously crafted to create an unparalleled lifestyle experience.

Entrance Hallway

9'8" x 7'8" (2.97 x 2.36)

Lounge / Diner (L shape)

22'0" x 30'6" (6.71 x 9.30)

Kitchen

12'0" x 11'3" (3.66 x 3.44)

Breakfast Room

19'10" x 8'9" (6.07 x 2.68)

Utility

8'3" x 7'4" (2.52 x 2.24)

Downstairs Shower Room

12'5" x 4'9" (3.81 x 1.46)

Landing

Master Bedroom

15'11" x 10'5" (4.87 x 3.19)

Bedroom 2

14'2" x 9'11" (4.32 x 3.03)

Bedroom 3

11'2" x 8'5" (3.42 x 2.59)

Bedroom 4

11'7" x 7'5" (3.54 x 2.27)

Bathroom

7'3" x 6'6" (2.21 x 2.00)

Material Information

Additional information not previously mentioned

Council Tax - F (North Somerset)

EPC - E

Mains electric and water.

Water meter.

Oil Central heating (fully serviced).

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

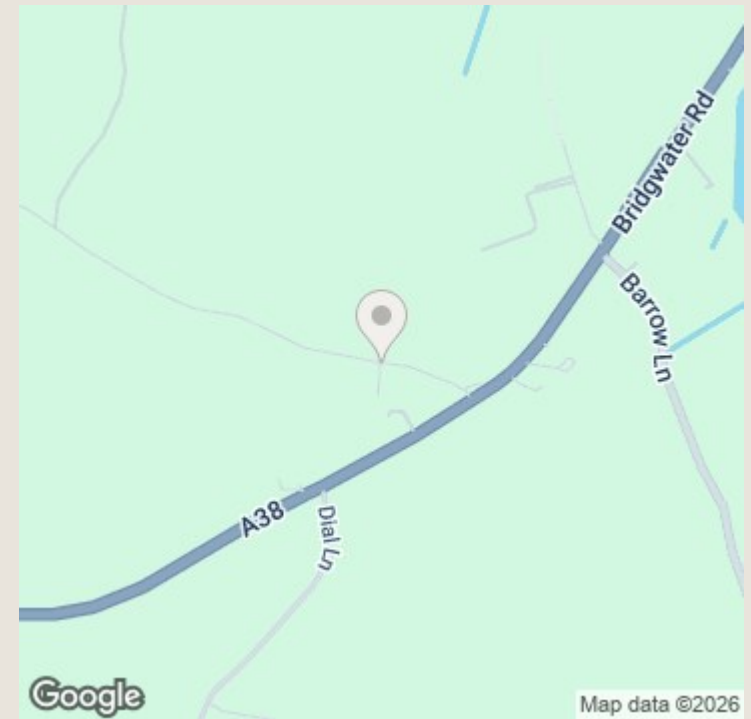
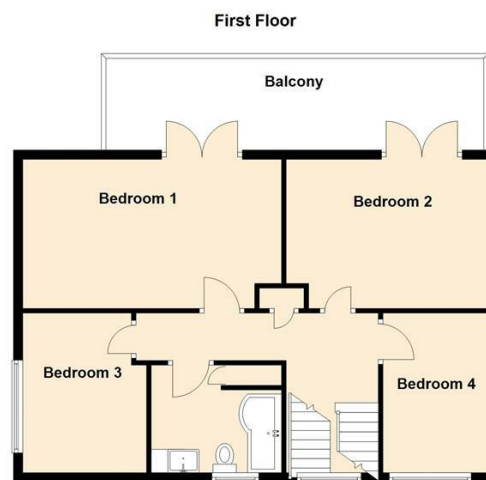
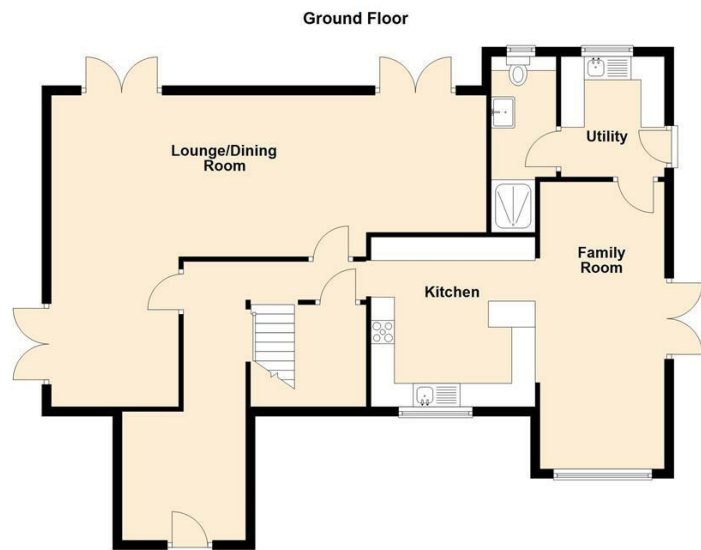
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

