



9 Gregor's Tynning, Paulton, BS39 7PW

£425,000

- Four Good Size Bedrooms
- Gas Central Heating
- Modern Kitchen & Bathroom
- Block Paved Driveway Parking For Several Cars
- Spacious Living Accommodation
- UPVC Double Glazing
- Fully Enclosed Rear Garden With Rural Views
- Approx. 2,088 sq ft total floor area

Situated in the village of Paulton, this generously proportioned four-bedroom home offers over 2,000 sq ft of versatile accommodation, complemented by substantial garden with outbuildings and excellent family living space. This is a rare opportunity to acquire a spacious and flexible property in a well-connected village location with excellent access to Bristol, Bath, and the surrounding countryside.

The ground floor is arranged around a welcoming central hallway and features a comfortable sitting room, a well-proportioned kitchen/dining room ideal for everyday family life, and a bright and spacious garden room providing additional reception space. Garden room includes red slate pool table and direct access to the outside, perfect for summer evenings and entertaining guests. Three ground-floor bedrooms offer flexibility for family members, guests, home working, or multi-generational living, while a family bathroom with both shower suite and bath and an en-suite to bedroom 1 add practicality.

On the first floor is bedroom 4 and separate WC with basin. Bedroom 4 is open plan with additional room providing adaptable accommodation, suitable as additional, hobby room, walk in wardrobe, office, or storage.

Externally, the rear garden has ample space for families to enjoy and for entertaining. There is a large store which would be great for a workshop, seating area or storage. With further development you could make into an enclosed work from home space. The garden benefits from patio seating area, decking with 5m x 2.5 m hydro Swim Spa and lawn area. There is 1.5 m side access from front to rear and parking for 4 + cars to the front of the property.

Entrance Hall 10'9" x 3'6" (3.28m x 1.07m)

Kitchen/Diner 24'4" x 11'5" (7.42m x 3.48m)

Sitting Room 14'5" x 12'11" (4.40m x 3.95m)

Garden Room 24'8" x 10'11" (7.53m x 3.33m)

Bedroom One 20'3" x 10'7" (6.18 x 3.25m)

En Suite 7'3" x 3'9" (2.21m x 1.14m)

Shower Room 11'7 x 7'3" (3.53m x 2.21m)

Bedroom Two 15'4" x 10'7" (4.69m x 3.25m)

Bedroom Three 10'5" x 10'0" (3.19m x 3.06m)

Bedroom Four 10'8" x 10'8" (3.27m x 3.27m )

Snug/Office 10'8" x 10'7" (3.27m x 3.25m)

WC 5'11" x 4'2" (1.80m x 1.27m)

Please Note

Tenure: Freehold.

Services: All Services Believed To Be Connected.

Local Authority: BANES.

Council Tax Band: C

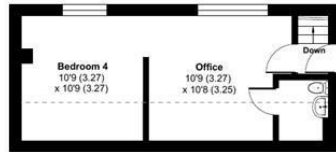




### Gregorys Tynning, Paulton, Bristol, BS39

Approximate Area = 1643 sq ft / 152.6 sq m  
 Limited Use Area(s) = 87 sq ft / 8 sq m  
 Outbuildings = 358 sq ft / 33.2 sq m  
 Total = 2088 sq ft / 193.8 sq m

For identification only - Not to scale

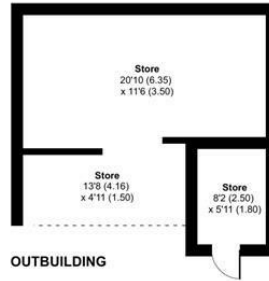


FIRST FLOOR

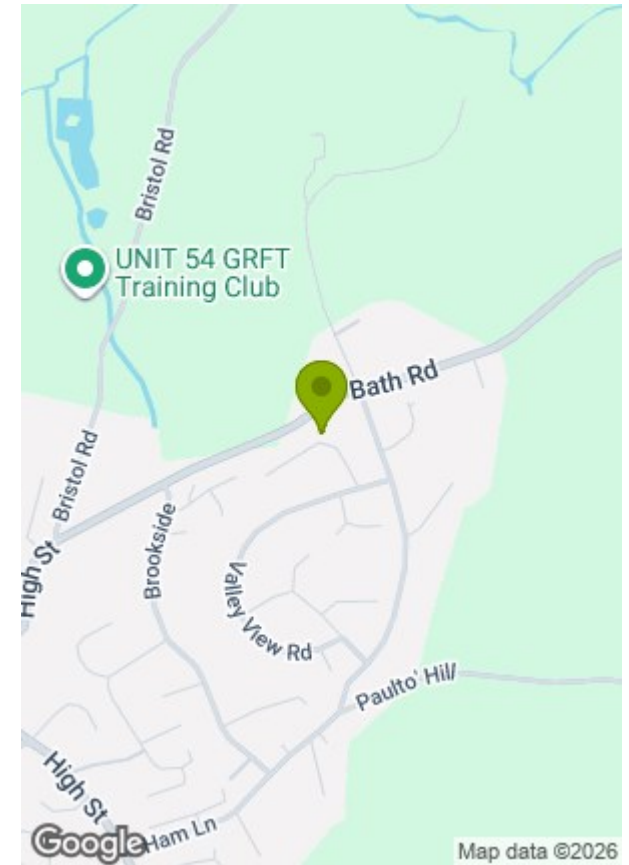
Denotes restricted head height



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Barons Property Centre. REF: 1478070

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.