



BAYLEYS GRANGE PILNING STREET

BRISTOL
BS35 4HL



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- Detached Barn Conversion
- Unique Opportunity
- Quiet Rural Location
- Air Source Heat Pump
- Viewing Highly Recommended
- One Bedroom
- 11 Acres Of Adjoining Land
- Potential To Extend (STPP)
- Well Presented Throughout

Nestled within an idyllic rural setting and enjoying a wonderful sense of privacy, this highly unique stone-built barn conversion offers an exceptional lifestyle opportunity, complemented by approximately 11 acres of adjoining farmland and a versatile detached former hay barn.

Approached via a generous driveway, the property is set well back from the road behind a lawned frontage, creating an attractive arrival and enhancing the feeling of seclusion. The characterful accommodation is entered through a striking bi-folding glazed door and window combination, which opens directly into a superb open-plan kitchen and living space. The light-filled interior combines rustic charm with contemporary styling, creating a welcoming and versatile living environment.

The ground floor also benefits from a well-appointed shower room, whilst a spiral staircase rises to a mezzanine-level double bedroom overlooking the living area below, adding to the property's distinctive appeal.

Externally, the rear garden features a patio seating area, ideal for outdoor dining and entertaining, which leads onto a lawned garden enjoying uninterrupted views across the surrounding countryside and the property's own land beyond.

A particular feature of the property is the approximately 11 acres of adjoining farmland, divided into two well-defined fields of approximately 5 acres and 6 acres respectively, both benefiting from gated access. The land offers excellent versatility and may be suitable for a variety of uses including grazing livestock, equestrian pursuits, smallholding activities or arable cropping, subject to any necessary consents. The land is currently rented to a local farmer, providing a potential income stream for prospective purchasers.

Further enhancing the property's versatility is an adjacent former hay barn, which has been sympathetically converted to provide useful additional accommodation or workspace, complete with light and power connected and a concrete floor. Offering tremendous flexibility for a range of uses, subject to any necessary consents, this substantial outbuilding is a valuable addition to an already unique rural holding.







PLANNING POTENTIAL

The property presents an exciting opportunity for purchasers seeking a project with future potential. Of particular note, the existing converted one-bedroom accommodation benefits from planning consent that allows for extension under the current permission, offering scope to create additional living space subject to the implementation of the approved plans.

Whilst previous applications relating to the detached barn were unsuccessful, prospective purchasers may take encouragement from the fact that significant works have since been undertaken to the structure. These improvements may help address concerns raised within earlier planning decisions regarding the extent of conversion works proposed and could provide a stronger foundation for any future discussions with the local planning authority. Interested parties are advised to seek independent planning advice and make their own enquiries regarding future development potential.

Detached Barn

The detached barn offers a versatile space with considerable potential, currently benefiting from power and drainage connections, together with access to a local water supply. Whether utilised for storage, workshop purposes or explored for alternative uses (subject to any necessary consents), the building represents a valuable addition to the property.

Shipping Container

Also included within the sale is a substantial shipping container, providing secure and practical storage for equipment, machinery, vehicles or general household items. Positioned discreetly within the grounds, it offers a useful ancillary facility for a variety of uses.

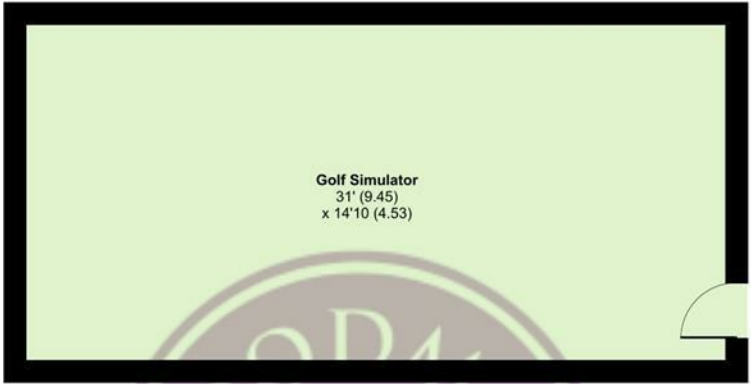
LOCATION

Pilning is a highly sought-after village on the northern outskirts of Bristol, offering the perfect balance of countryside living and excellent commuter connectivity. Surrounded by open fields and attractive rural landscapes, the village enjoys a peaceful setting while remaining conveniently positioned for access to Bristol, Cribbs Causeway, the M4/M5 motorway network, and South Wales. The village benefits from a strong sense of community and offers a range of local amenities including a primary school, village shop, public houses, sports clubs, and scenic walking and cycling routes. Nearby Severn Beach provides additional leisure opportunities along the Severn Estuary, while The Wave, Cribbs Causeway Shopping Centre, and a variety of employment hubs are all within easy reach. Pilning is particularly popular with families and professionals seeking larger homes, generous plots, and a semi-rural lifestyle without sacrificing accessibility. The surrounding South Gloucestershire countryside, combined with excellent transport links and proximity to Bristol's vibrant city centre, makes Pilning an increasingly desirable location for buyers looking for both space and convenience.

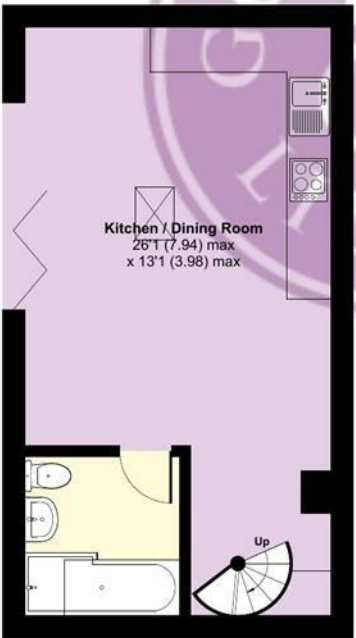


Pilning Street, Pilning, Bristol, BS35

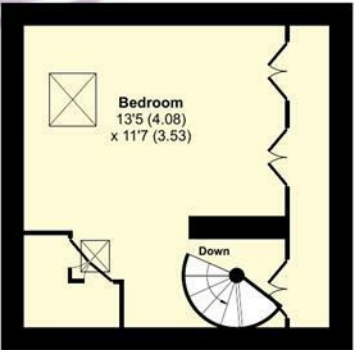
Approximate Area = 534 sq ft / 49.6 sq m
 Outbuilding = 460 sq ft / 42.7 sq m
 Total = 994 sq ft / 92.3 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2026. Produced for Goodman and Lilley Ltd. REF: 1469092

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
 AND NOT TO BE RELIED UPON AS A
 STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
 SQ.FT

COUNCIL TAX BAND : B

RECEPTION ROOM : 1

BEDROOMS: 1

BATHROOMS : 1

FREEHOLD





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