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7 The Stable Yard

Petty France

£342,500


7







7 The Stable Yard, Petty France Badminton, GL9 1EG

A charming countryside retreat situated in approximately 2.5 acres of communal grounds is part of a secure gated complex known as The Stable Yard. The Grade II listed property was restored and converted in early 2000s and is truly something a bit different from the run-of-the-mill, and this delightful home is offered for sale with no onward chain.

The beautifully presented accommodation includes a bespoke kitchen and a spacious open-plan lounge dining room with lofty beamed ceiling and access via French doors to the rear courtyard. This light and airy reception room has a wonderful charm to it with window seats and oak staircase leading to the first floor landing where you'll find two characterful bedrooms and bathroom.

Historically associated with the former Petty France Hotel the Stable Yard properties have all been attractively finished in traditional materials, the natural stone walls feature stone arch lintels, under a Cotswold stone tile roof, and solid oak doors, windows and beams. The small development sits in its own acreage which includes rolling landscaped gardens, a large pond, plenty of visitor car parking, allocated parking for residents, and lovely rural views across the valley.

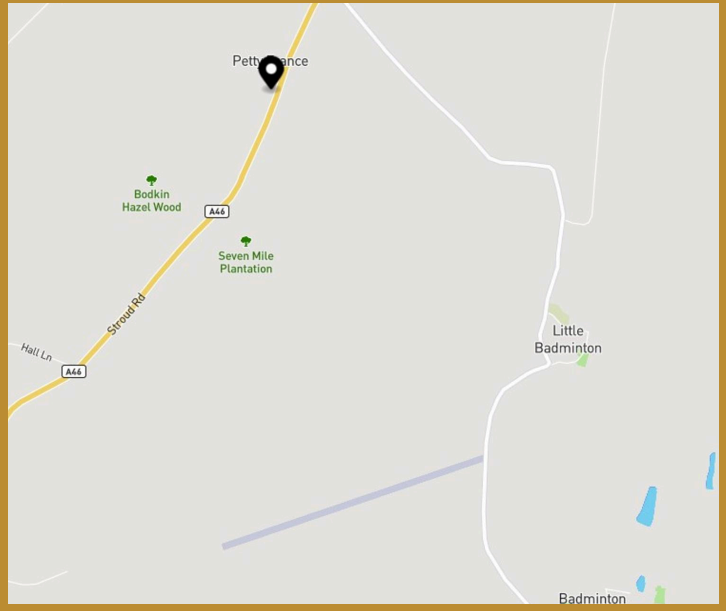
- Character GII Listed
- Lounge Dining Room
- Light & Airy Feel
- No Onward Chain
- 2.5 Acres Shared Grounds
- Allocated Parking
- 2 Bedrooms & Bathroom
- Energy Efficiency Band D

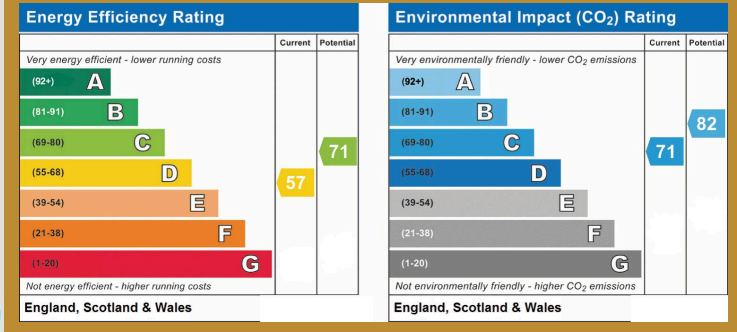












Location

Petty France is a hamlet located in the rural North of South Gloucestershire, near the border on the A46 with Badminton - approximately 5 miles North of the M4 Junction 18 which offers excellent access to Bristol and Bath. Opposite the property is a 17th-Century country inn called Bodkin House. Further village amenities including Post Office/Village Stores, Pubs, primary school and recreational facilities can be found in the nearby village of Hawkesbury Upton, a 3 minute drive away. Waitrose, Chipping Sodbury and Yate shopping centre is about 13 minutes drive away.

Charming 2-bed Grade II listed barn conversion in gated complex with communal gardens, pond, parking, bespoke kitchen, beamed ceilings, and no onward chain.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



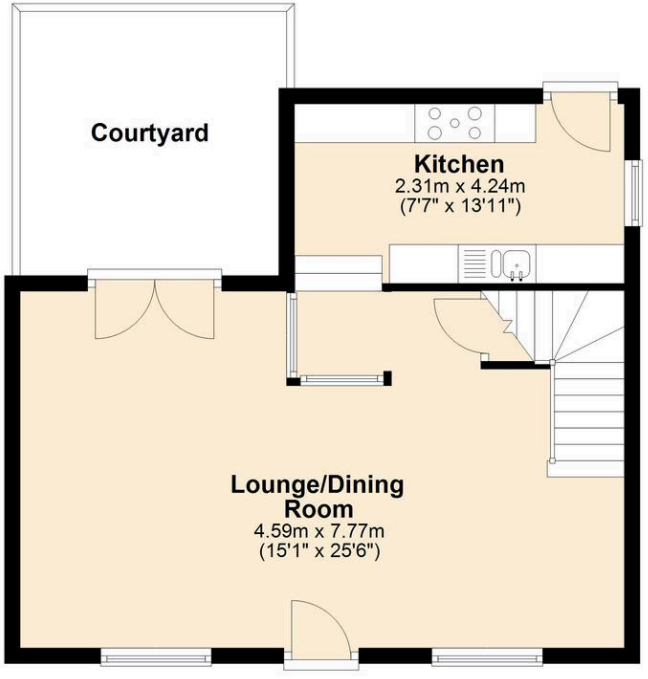






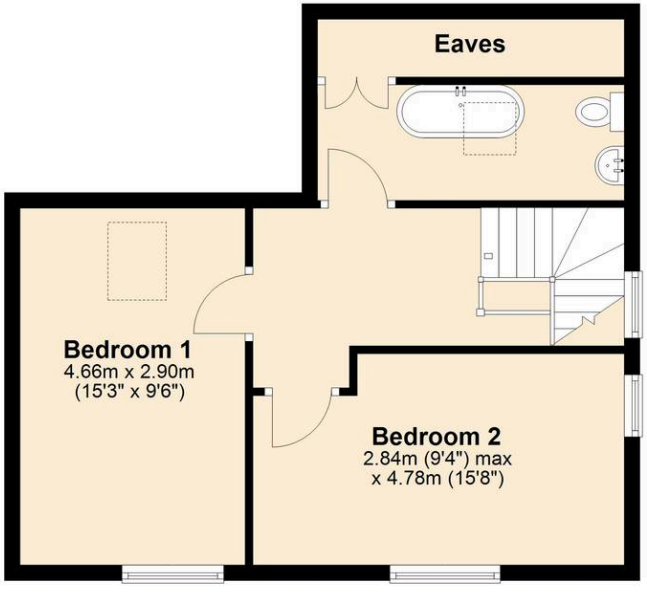
Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.5 sq. feet)

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these – or any liability for VAT in respect of any transaction relating to this property.

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