



The Old Stables
Old Sodbury | Bristol | BS37 6SQ

STEP INSIDE

As you enter through the generous porch, you are immediately struck by the sense of space and light that flows throughout the home. The beautifully appointed kitchen serves as the heart of the property, offering multiple areas for entertaining, including a welcoming dining space. Featuring a vaulted ceiling and exposed stonework, this room is rich in character and charm.

The first orangery seamlessly connects the indoors with the surrounding gardens through glass doors opening onto the patio, creating an exceptional space for relaxation and entertaining. The principal living room is centred around a striking log burner, providing a warm focal point while maintaining an open and inviting atmosphere.

A second orangery offers a versatile reception space, ideal as a formal dining room, entertaining area or additional sitting room. There is also a substantial double study, perfectly suited to those working from home or requiring dedicated office space.

The bedroom accommodation comprises four generous double bedrooms. Two benefit from their own dressing rooms and en-suite bathrooms, while the remaining two are served by a well-appointed Jack and Jill bathroom.

Complementing the main residence are two impressive ancillary buildings. The first annex features an open-plan kitchen, living and dining area filled with natural light, alongside a beautifully designed double bedroom and dressing area, making it ideal for guests, extended family or potential rental use.

The second annex offers exceptional versatility. Currently configured as a double garage with extensive storage, a gym, a full kitchen and an additional kitchenette, it also incorporates a purpose-built first-floor study with a cloakroom. Subject to any necessary consents, this building offers exciting potential to create a self-contained two-bedroom dwelling, complete with its own driveway and private garden area.









SELLER INSIGHT

“ This spectacular and spacious barn conversion, once part of the historic Dodington Estate, sits comfortably within its own extensive acreage and enjoys a magnificent setting in an Area of Outstanding Natural Beauty along the renowned Cotswold Way. The property offers an exceptional combination of character, privacy, and modern living in one of the region's most desirable locations.

As a youngster, one of its current owners had long admired both the property and its stunning surroundings. When the opportunity arose to purchase the barn, they were delighted to make it their home in 2013. Originally dating back to the 1880s, the barn had been converted into residential accommodation some years earlier. However, since taking ownership, the present owners have undertaken a comprehensive refurbishment and renovation programme, transforming the property into the remarkable home that it is today.

During the renovation the owners lived in the charming garden cottage situated within the grounds, allowing them to personally oversee every aspect of the project. Their vision was to create a home that respected the unique history and character of the original barn, while incorporating the comforts and style of contemporary living. The result is a truly magnificent residence where traditional features blend seamlessly with modern design.

The principal living spaces are filled with natural light and offer a wonderful sense of openness and connectivity, making the home ideal for both family life and entertaining. Two impressive orangeries not only frame breathtaking views across the beautifully landscaped gardens and surrounding countryside, but also provide versatile additional accommodation for guests. Large doors open out onto an expansive patio creating the perfect setting for indoor-outdoor living, whether hosting gatherings or simply relaxing and taking in the spectacular outlook.

Equal care and attention have been devoted to the extensive grounds. In addition to the formal gardens, there are productive vegetable growing areas, paddocks and parkland, all contributing to the property's unique lifestyle appeal. Alongside the garden cottage there are several useful outbuildings and barns that offer a variety of potential uses.

Although peacefully tucked away in an idyllic rural setting, the property remains highly accessible. The local village is just minutes away while nearby Chipping Sodbury provides a full range of amenities, shops restaurants and services. Excellent transport links, including mainline rail stations and motorway access, make travel straightforward. Having cherished every moment here, the owners now look forward to their next adventure and know its next custodians will enjoy this exceptional home and its extraordinary setting as much as they have.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















STEP OUTSIDE

The grounds have been beautifully landscaped to create the feel of a formal country garden, with established lavender borders, enchanting wisteria-covered walkways and elegant water features. These stunning surroundings can be enjoyed from the extensive patio terrace, providing an idyllic setting for outdoor dining and entertaining.

Beyond the formal gardens lies a mature orchard, producing a variety of apples, pears, damsons and plums, while a charming avenue of cherry trees creates a spectacular display of blossom each spring. The property also benefits from approximately five acres of paddocks, making it ideally suited to equestrian use. There is currently stabling for two to three horses, together with ample space and potential for the creation of additional equestrian facilities, subject to any necessary consents.

Practicality is equally well catered for, with two separate driveways providing convenient access to both the front and side of the property. A substantial storage building incorporating a workshop offers excellent space for machinery, tools and garden equipment, including ride-on mowers and other grounds maintenance vehicles.

Directions:

W3W///slope.hints.firmly



LOCAL AREA

Old Sodbury is a picturesque South Gloucestershire village on the edge of the Cotswolds, known for its historic character, open countryside, and strong community feel. It offers a peaceful rural setting with traditional stone buildings, local pubs, and access to scenic walking routes such as the Cotswold Way. Despite its village atmosphere, residents benefit from being just a few minutes from the shops, schools, and services of Chipping Sodbury and Yate. The area is particularly popular with those seeking a quieter lifestyle while remaining within commuting distance of Bristol and Bath.



The Old Stables Old Sodbury, Bristol, Avon

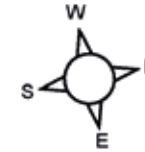
Approximate Gross Internal Area

Main House = 4170 Sq Ft/387 Sq M

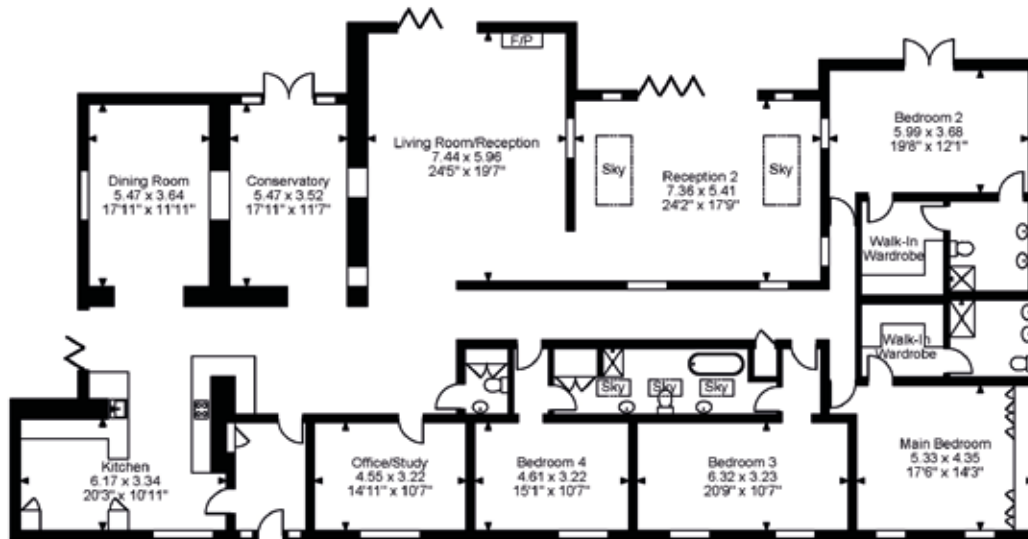
Outbuilding = 1535 Sq Ft/143 Sq M

Cottage = 771 Sq Ft/72 Sq M

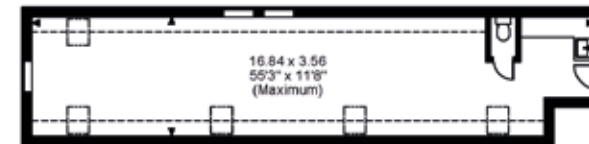
Total = 6476 Sq Ft/602 Sq M



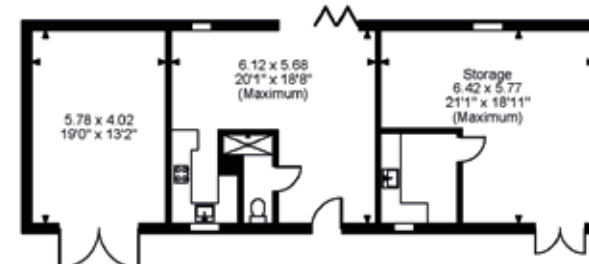
Cottage



Ground Floor



Outbuilding First Floor



Outbuilding Ground Floor

Council Tax Band: G
Tenure: Freehold

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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EPC Pending

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