



School Lane **Barrow Gurney**

**Alexander May**  
SALES & LETTINGS

## School Lane, Barrow Gurney, North Somerset, BS48 3RZ

Asking Price £800,000

- Highly Individual Detached Home
- Sought After Location
- Wonderfully Light Throughout
- Reception Hallway/Study Area
- Sitting Room
- Fabulous Kitchen/Family/Dining Room
- Utility Room
- Four / Five Bedrooms
- En- Suite & Additional Shower Room
- Bathroom with Separate WC
- Garage
- Additional External Storage
- Well Maintained Gardens
- Rural Views

### DESCRIPTION

Located in the much-coveted semi-rural village of Barrow Gurney with its eclectic collection of houses and close proximity to Bristol City Centre and Bristol Airport this superb highly individual property is one not to be missed. The accommodation is laid over two floors with the ground floor consisting of an entrance hallway, stunning open plan kitchen / dining / family room which really is the hub of the home, adjoining utility room, living room with double aspect over the beautiful gardens and a further study which can be used as a fifth bedroom. To the first floor there is a family bathroom with free standing bath as well as a separate WC as well as a further shower room. There are four generous sized bedrooms with the master benefitting from an en- suite shower room and wardrobe area. The property sits in a lovely plot with beautiful views across the nearby countryside. There is a large garage and off-street parking for multiple cars.

### ACCOMMODATION

#### ENTRANCE

Via enclosed glazed porch, tiled floor, down-lighters and glazed door to:

#### STUDY / FIFTH BEDROOM

Patio door to front. Radiator.

#### KITCHEN/DINING ROOM/FAMILY ROOM

This room is the real hub of family living with its comprehensively fitted Siematic kitchen and boasting a superb island and Corian work surfaces. Fitted with a range of gloss base units and drawers with integrated appliances to include: oven; microwave and grill; refrigerator/freezer; electric hob; dishwasher and wine cooler. There are two windows to the rear and two patio doors opening onto the front garden, two stainless steel sinks, downlighters, tiled floor and three radiators.

#### UTILITY ROOM

Window to rear and glazed door to rear, stainless steel sink and drainer with cupboard over, open cupboard units, under-stairs recess, tiled floor, radiator.

#### SITTING ROOM

A spacious room with multi fuel stove on raised slate hearth, patio door and sliding doors to front, two windows to side boasting rural views, deep, two radiators.

#### HALF LANDING

#### BATHROOM

Tastefully fitted with twin circular wash hand basins surface mounted on vanity units, freestanding bath, travertine tiled floor and part tiled walls, down lighters, ladder style radiator, window to rear.

#### WC

Close coupled WC, open shelving, travertine flooring, radiator.

#### LANDING

Access to loft space, down lighters, radiators.

#### BEDROOM ONE

Window to front and side. Wardrobe space.

#### EN-SUITE SHOWER ROOM

Opaque window to rear, Enclosed main fed shower, vanity unit. WC. Heated towel rail.

#### BEDROOM TWO

Window to front, radiator.

#### BEDROOM THREE

Window to front, built in wardrobes, radiator.

#### BEDROOM FOUR

Window to rear. Radiator.

#### FAMILY SHOWER ROOM

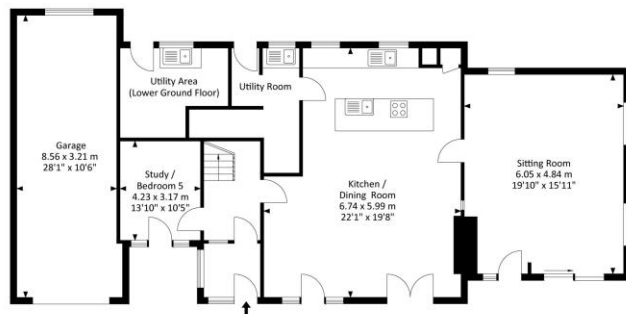
Window to rear, wash hand basin, mains shower in enclosed glass cubicle, low level WC, down lighters, travertine part tiled walls, ladder style radiator.

#### OUTSIDE

The property is approached over a block paved driveway with parking for several vehicles and access to the tandem garage. The gardens are well manicured with lawn to front extending to side and rear. There are mature shrubbery borders and raised beds boasting specimen shrubs and trees to include Magnolia, Acer and Bramley apple. A covered log storage area is to one side of the property and undercroft storage is provided to the rear including a **BOILER ROOM/LAUNDRY ROOM/** plus additional storage room.

# School Lane, Barrow Gurney BS48 3RZ

Approx. Gross Internal Area  
1911.2 Sq.Ft - 177.6 Sq.M  
Garage/Undercroft/Utility Area  
635.6 Sq.Ft - 59 Sq.M  
Total Area  
2546.8 Sq.Ft - 236.6 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Ground Floor

## Energy Performance Certificate



1, School Lane, Barrow Gurney, BRISTOL, BS48 3RZ

Dwelling type: Detached house  
Date of assessment: 09 May 2014  
Date of certificate: 09 May 2014  
Reference number: 0452-2811-8450-9404-4835  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 176 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

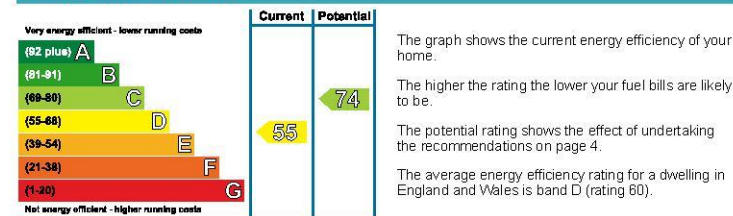
Estimated energy costs of dwelling for 3 years:	£ 6,108
Over 3 years you could save	£ 1,824

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 306 over 3 years	
Heating	£ 5,160 over 3 years	£ 3,621 over 3 years	
Hot Water	£ 642 over 3 years	£ 357 over 3 years	
<b>Totals</b>	<b>£ 6,108</b>	<b>£ 4,284</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 756	✓
2 Floor insulation	£800 - £1,200	£ 546	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 297	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Westbury on Trym Branch: 01179 500 118  
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