

## 4 Swallow Court Stockwood Lane, Bristol, BS14 8NE

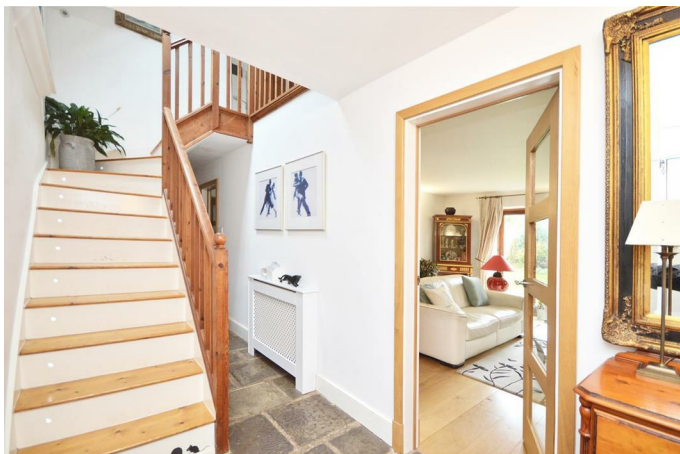
**£975,000**

This immaculate four-bedroom barn conversion is offered for sale in a semi-rural setting on an executive development of former barns near Stockwood, approximately two miles from the market town of Keynsham.

One of just four barns in this private development, the property is approached via a private gravelled driveway leading to a parking area with two allocated spaces and a double garage. The home offers two separate reception rooms, including a formal sitting room with stunning features, a stone fireplace and double doors opening directly onto the walled garden, which is of good size and planted with a range of mature shrubs and plants. A separate dining room provides further reception space.

The separate kitchen is fitted with marble worktops and is complemented by a useful utility/pantry. There are four double bedrooms, all with built-in wardrobes. The stunning principal bedroom benefits from a luxurious en-suite, while the family bathroom includes a rain shower.

### Entrance Hall



### Dining Room

15'3" x 11'4" (4.67 x 3.46)



### Cloakroom



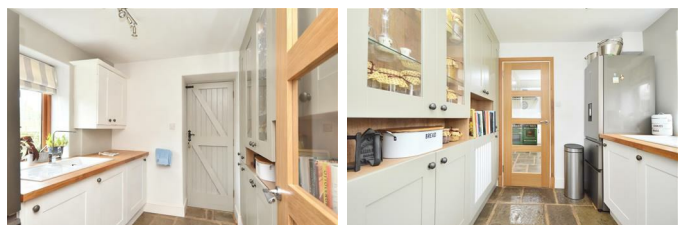
### Kitchen

13'0" x 7'10" (3.98 x 2.40)



### Pantry / Utility

8'4" x 7'10" (2.55 x 2.40)



### Formal Sitting Room

18'8" x 15'8" (5.69 x 4.78)



### First Floor Landing



### Principle Bedroom

20'8" x 19'1" (6.32 x 5.84)



### En-Suite

8'9" x 6'4" (2.67 x 1.95)



### Bedroom Two

21'8" x 11'2" (6.62 x 3.41)



### Bedroom Three

16'0" x 11'8" (4.89 x 3.56)



### Bedroom Four

11'5" x 11'1" (3.50 x 3.39)



### Family Shower Room

8'11" x 7'10" (2.72 x 2.39)



### Outside



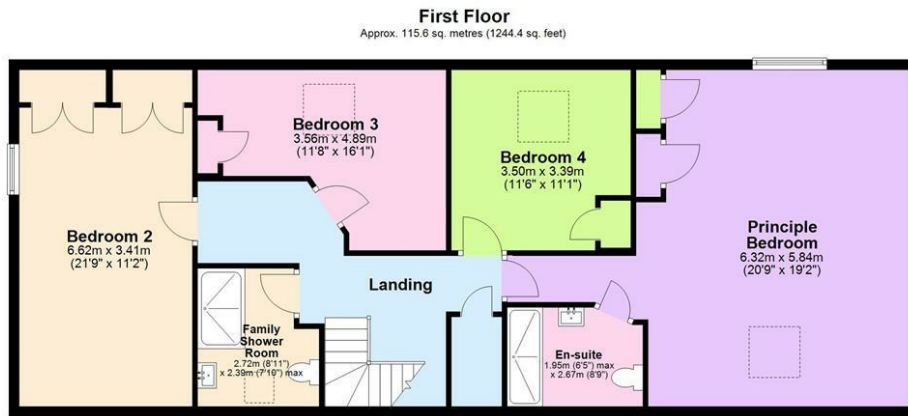
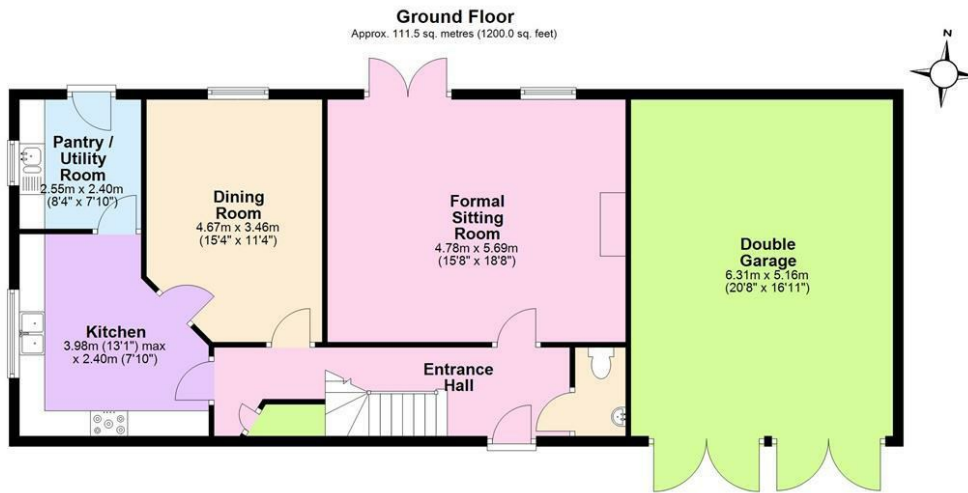
### Double Garage

20'8" x 16'11" (6.31 x 5.16)

### Ariel View

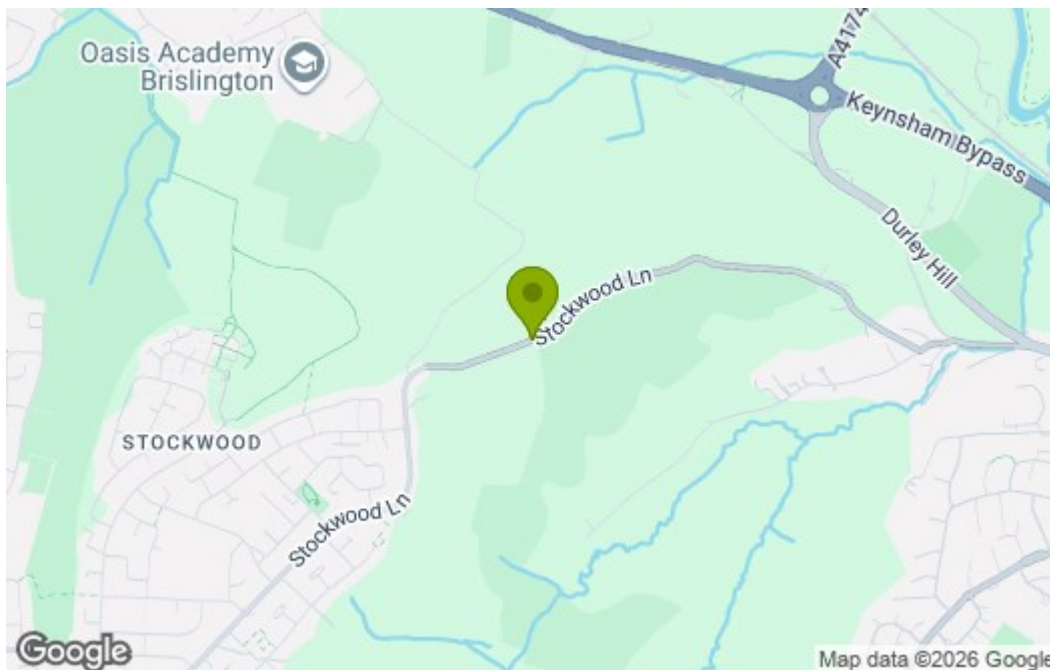


## Floor Plan



Total area: approx. 227.1 sq. metres (2444.4 sq. feet)  
**Grays Barn , 4 Swallow court, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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