



**The Old Corn Mill,  
Bristol Road,  
Bristol, BS37 9TF**

**PRICE: Offers In  
Excess Of £875,000**



## Property Features

- Brand New Detached Barn Conversion
- 28' Open Plan Lounge/Kitchen/Diner
- Living Room
- Pantry & Utility Room
- Cloakroom & Boot Room
- 4 Bedrooms
- Master Bedroom & Dressing Room
- Ensuite & Family Bathroom
- 3 Garages & Off Street Parking
- MUST BE VIEWED

## Full Description

Welcome to this stunning barn conversion accessed by electric gates and located on Bristol Road in the popular village of Iron Acton, Bristol. This new property boasts a spacious 3,348 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by an impressive 58' open plan living accommodation with central fireplace, with the addition of a formal living room, offering plenty of space for relaxation and social gatherings. With four generously sized bedrooms, there is ample room for everyone to have their own private sanctuary. The two modern bathrooms provide convenience and comfort for the whole household.

One of the standout features of this property is the three individual garages, providing secure parking with the addition of ample off street parking for several vehicles. No more worrying about finding a parking spot after a long day at work!

This barn conversion offers a unique blend of character and modern living. The property's recent conversion means you can enjoy the charm of a traditional barn with the convenience of contemporary amenities.

Don't miss out on the opportunity to make this beautiful barn conversion your new home. Contact us today to arrange a viewing and experience the charm and elegance of this property for yourself.



Entrance Hall & Boot Room

Cloakroom  
13'6" x 5'6" (4.13m x 1.70m)

Open Plan Lounge/Kitchen/Diner  
58'0" x 31'0" (17.68m x 9.47m)

Living Room  
17'6" x 11'10" (5.35m x 3.61m)

Utility Room  
10'10" x 8'9" (3.31m x 2.69m)

Pantry  
10'10" x 6'7" (3.31m x 2.01m)

Master Bedroom  
16'2" x 13'7" (4.93m x 4.15m)

Dressing Room  
16'2" x 13'9" (4.93m x 4.20m)

Ensuite Bathroom  
12'0" x 10'10" (3.66m x 3.31m)

Bedroom 2  
12'0" x 11'4" (3.66m x 3.46m)

Bedroom 3  
12'3" x 11'4" (3.75m x 3.46m)

Bedroom 4/Study  
14'9" x 11'10" (4.51m x 3.61m)

Family Bathroom  
11'4" x 10'4" (3.46m x 3.17m)

Private Driveway Accessed Via Electric Gates

Garage 1  
18'4" x 9'11" (5.60m x 3.04m)

Garage 2  
18'4" x 8'10" (5.60m x 2.70m)

Garage 3  
18'4" x 8'2" (5.60m x 2.50m)

Front Off Street Parking

Rear Garden



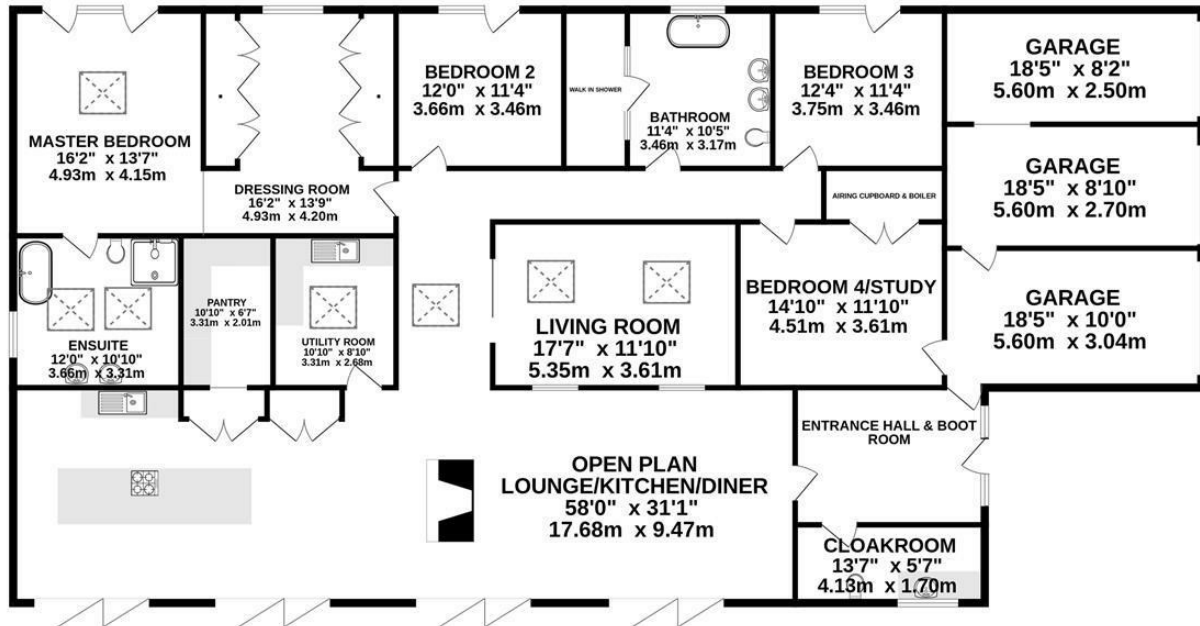
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |





**GROUND FLOOR**  
3348 sq.ft. (311.0 sq.m.) approx.



TOTAL FLOOR AREA : 3348 sq.ft. (311.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements