

JOANNA TILEY
ESTATE AGENTS

The Old Stables, Kingdown Road, Winford, Bristol, North

The Old Stables, Kingdown Road, Winford, Bristol, North Somerset, BS40 8FB

- Detached Stone Barn
- Countryside Setting
- Country Style Kitchen with Beams
- Sitting Room with Cosy Woodburner
- Vaulted Ceiling with Mezzanine Level
- Double Bedroom with Patio Doors
- Stylish Bathroom
- Walled Garden
- Off Road Parking and Outside storage
- Walks on Your Doorstep



PERFECT COUNTRY HIDEAWAY!
This charming natural stone barn conversion offers everything you would expect from a rural property – just on a smaller scale. Country style kitchen with plenty of worktop space for home cooking, cosy living room with wood burner, vaulted ceiling and mezzanine sleeping croft. There is a double bedroom with glazed double doors to the garden, and a fantastic bathroom. Originally part of the neighbouring grade II listed Beech Court Estate, The Old Stables is set in a private walled garden in an idyllic countryside location, with walks and lovely sunsets right on your doorstep. There is off road parking and a garden shed and woodstore. The gardens are mainly laid to lawn with a raised seating area where you can enjoy a morning coffee and listen to the birdsong. The property benefits from an air source heat pump and solar panels.

Winford lies on the edge of the Chew Valley, south of the city of Bristol. The village has a strong community feel which centres around the shop and the excellent The Prince of Waterloo which is a fantastic family pub serving great food.
Local schooling is available the very well-regarded Winford Primary School in the centre of the village and for secondary schooling there is nearby Chew Valley School with transport provided.
The Chew Valley and Blagdon lakes provide a host of activities including great walking, sailing, fishing and great restaurants. So, we invite you to relax and enjoy this area of outstanding natural beauty.
The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.

















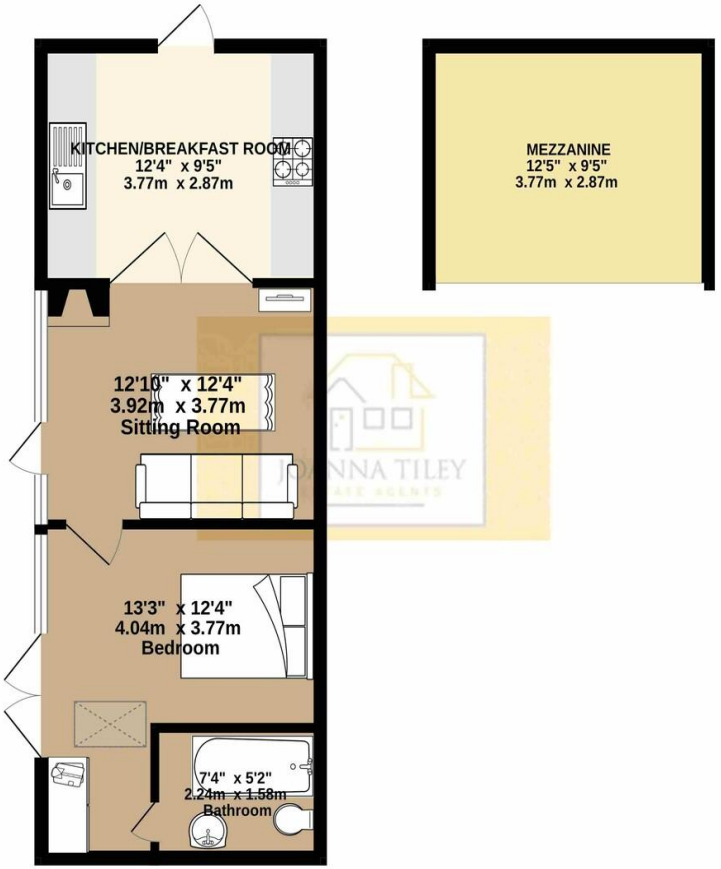


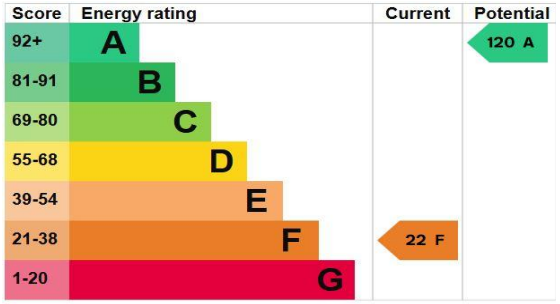


ROOM DIMENSIONS
KITCHEN/BREAKFAST ROOM: "3.77" X "2.87"
SITTING ROOM: "3.77" X "3.92"
BEDROOM: "3.77" X "2.46"
BATHROOM: "2.24" X "1.58"
MEZZANIANE: "3.77" X "2.87"



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.





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