



**Dairy Barn, Hailstone Farm, Redhill**

**£525,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 2

Nestled at the end of a shared private driveway, 2 Dairy Barn is a rare find, offering a perfect blend of light, space, and rural tranquility. This exceptional home is arranged over two floors around a striking full-height glazed entrance hall, which floods the interiors with natural light and sets the tone for the stylish, characterful living spaces. Exposed beams and thoughtfully chosen fixtures combine elegance and warmth with modern comfort.

The ground floor features a spacious utility room with direct access to the front parking area, while a contemporary cloakroom and generous hallway storage cupboard add practical convenience. The kitchen/breakfast room is bright and inviting, fitted with high-gloss duck egg wall and base units, integrated appliances, and a breakfast bar, with doors opening seamlessly onto the rear garden. Adjacent, the sun-filled dining room boasts a square bay window with a charming window seat, perfect for family meals or quiet moments of reflection. The dual-aspect sitting room, with its exposed beams, feature hearth, and glazed doors opening to both front and rear gardens, provides a light and airy space for relaxing or entertaining.



Upstairs, the principal bedroom

Upstairs, the principal bedroom enjoys a stylish ensuite shower room, complemented by three further bedrooms and a contemporary family bathroom. A mezzanine landing overlooks the entrance hall, complete with characterful beam detail that adds a distinctive touch.



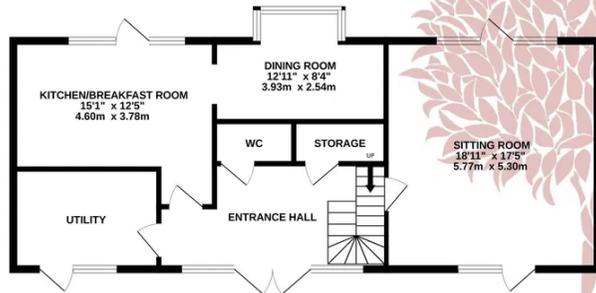
Outside, the rear garden is laid mainly to lawn and enclosed by low stone walls and fencing, creating a private and inviting space. The current owners have added a charming garden bar, a versatile space that could be transformed into a home office, gym, playroom, or entertaining area. Both front and rear aspects enjoy sweeping countryside views, enhancing the sense of space and calm that permeates this home.



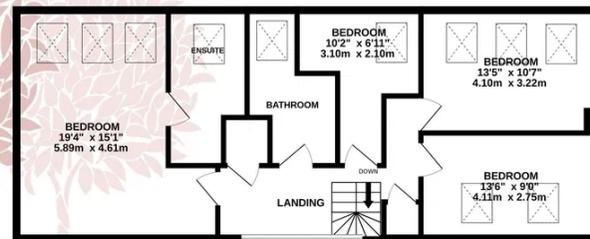
2 Dairy Barn is a versatile and stylish family residence, perfectly suited to those seeking a tranquil rural setting with ample light, space, and character, yet with excellent connectivity to Bristol, the M5, and surrounding amenities.



GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Our vendor says ...** "We have loved living here and bringing up our teenagers. The outside space has been amazing for entertaining family and friends in the sunshine. The house set up means our children have been able to have friends stay over without disturbing the rest of the household. The neighbours are friendly and we have all lived here together very peacefully. Whoever lives here next will be very lucky."

**Situation:** Set within the sought-after Hailstone Farm development in Redhill, offering a peaceful semi-rural setting with excellent connections. Local amenities, countryside walks, and traditional pubs are close by, while Bristol city centre is less than 30 minutes away. The property is ideally placed for Bristol Airport and the A38, giving easy access to the M5 and M4. Well-regarded schools and nearby towns such as Wrington and Backwell provide further convenience, making this location perfect for both families and professionals.

**Directions:** From Touts in Langford follow the A38 towards Bristol airport. On your left hand side you will see a sign for Hailstone Farms and a Debbie Fortune board, follow the path down till you reach number 2. What3Words: ///into.airbag.partly

**Material Information:** This property operates on oil central heating. Council tax band: D EPC Rating: C

