



Robin King | Estate Agents

April Rise Naish Lane, Barrow Gurney
£860,000

April Rise Naish Lane

Barrow Gurney, Bristol

A beautifully presented detached family home offering four double bedrooms, exceptional open-plan living, a stunning countryside outlook, generous gardens and a peaceful setting in sought-after Barrow Gurney.

Council Tax band: F

Tenure: Freehold

Services: Mains electricity, water and drainage, LPG/oil heating

EPC Energy Efficiency Rating: E

- Approx 1813 sq ft of accommodation
- Beautifully presented detached family home in a sought-after village setting
- Four double bedrooms, two opening onto a glazed balcony with countryside views
- Contemporary kitchen with integrated appliances opening into a superb family living space
- Spacious dual-aspect lounge/dining room with French doors to the garden
- Utility room and ground floor shower room
- Private, well-established gardens with greenhouse and powered shed
- Garage with power, lighting and alarm together with ample driveway parking
- Excellent access to Bristol City centre (6 miles) , Bristol airport (5 miles), M5 and mainline railway services (London Paddington 105 mins)

All distances/times approx







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Set back from the lane behind mature planting, April Rise occupies a generous plot in the heart of Barrow Gurney. Beautifully updated by the current owners, the house combines generous living space with a thoughtful layout that works equally well for everyday family life and entertaining.

An attractive oak-framed entrance porch creates a welcoming first impression before opening into a spacious entrance hall, where the staircase rises to the first floor and doors lead to the principal reception rooms.

The sitting and dining room is an impressive dual-purpose space, flooded with natural light from French doors opening directly onto the garden. A feature stone wall subtly defines the dining area while maintaining an open feel, creating a room that is equally suited to family gatherings, formal dining or simply relaxing at the end of the day.

At the heart of the home lies the beautifully appointed kitchen, fitted with an excellent range of contemporary units, granite worktops and an extensive selection of integrated appliances including twin ovens and a built-in coffee machine. Designed with both practicality and entertaining in mind, it flows seamlessly into the adjoining family room, creating a sociable open-plan living space where large glazed doors frame views of the garden and invite the outside in.

Completing the ground floor is a well-equipped utility room providing additional storage and laundry facilities, together with a contemporary shower room, ideal for busy family life or returning from the garden.

The first floor offers four well-proportioned double bedrooms arranged around a central landing. The principal bedroom together with the second bedroom, opens directly onto a glazed balcony stretching across the rear





elevation. From here, uninterrupted views across open farmland create a wonderful sense of space and privacy. Whether enjoying a morning coffee as the countryside comes to life or watching the evening sun disappear beyond the fields, it is a feature that sets this home apart.

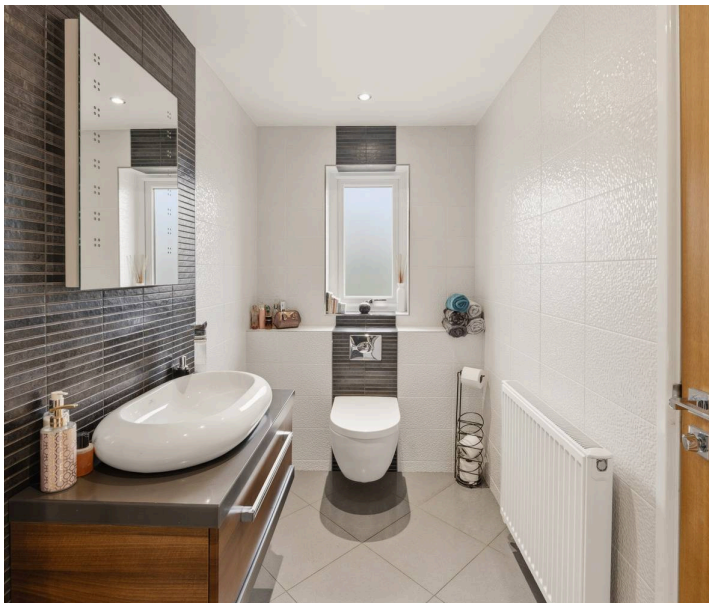
Completing the upstairs space is by a modern family bathroom with white three piece suite.

Outside

Outside, the gardens have been carefully landscaped to provide a balance of lawn, seating areas and established planting, creating an attractive and private setting for outdoor entertaining or quiet relaxation. A greenhouse and powered shed offer excellent practical space, while extensive external lighting and power points enhance the garden's versatility throughout the year.

The garage benefits from power, lighting and an alarm system, complemented by ample driveway parking for several vehicles.

April Rise enjoys an enviable position within the popular village of Barrow Gurney, surrounded by open countryside yet exceptionally well placed for Bristol, Clifton, Bristol Airport and the wider North Somerset area. Combining a peaceful rural setting with excellent connectivity, it offers the best of both worlds for modern family living.



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Barrow Gurney, Bristol

Location

April Rise lies on Naish Lane in Barrow Gurney, a small and tranquil village in North Somerset, around five miles southwest of Bristol city centre. The village sits between the A38 and A370, close to the Long Ashton bypass and Bristol Airport, giving easy access to the wider road network while retaining a quiet, rural setting.

Bristol's shops, restaurants and amenities are all within easy reach, making it a popular choice for those wanting village life without sacrificing convenience.



April Rise, Naish Lane, Barrow Gurney, BS48 3ST

Approximate Gross Internal Area (excluding garage and balcony) 168.5 sq m / 1813 sq ft
Total Area (excluding balcony) 178.3 sq m / 1919 sq ft



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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.