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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Folly Barn, 35 Bath Road, Bitton, Bristol, BS30 6HX

£665,000

A charming barn conversion brimming with character, complemented by a separate barn to the rear offering tremendous potential.

▪ Detached barn conversion ▪ Separate detached substantial barn behind ▪ Separate snug / office ▪ Spacious kitchen dining room ▪ Off street parking ▪ Lovely views to the front ▪ Bristol to Bath cycle path close by ▪ Charming characterful home

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RICS

Folly Barn, 35 Bath Road, Bitton, Bristol, BS30 6HX

Set behind a sweeping driveway that gracefully wraps around both sides, this exceptional detached barn conversion offers an exquisite blend of timeless character and refined living. An attractive front garden enhances the sense of arrival, hinting at the charm that lies within.

Stepping inside, you are welcomed by an impressive entrance hallway that immediately conveys space and warmth, leading effortlessly into a beautifully proportioned sitting room; a perfect setting for both relaxed evenings and elegant entertaining. The heart of the home is the stunning kitchen diner, thoughtfully designed with a peninsula breakfast bar, generous worktop space and extensive storage, creating a sophisticated yet highly practical environment for modern living.

To the rear, a versatile snug provides an intimate retreat, ideal as a stylish home office or reading room, complemented by a utility lobby and cloakroom for added convenience.

Upstairs, a striking landing leads to three beautifully presented bedrooms. The principal suite benefits from a cleverly integrated shower, while a well appointed family bathroom serves the remaining accommodation with understated elegance.

Rich in architectural detail, the property showcases an array of distinctive features including circular portal windows, mullion windows, and a charming dovecote crowning the end of the building all contributing to a home of remarkable individuality and atmosphere.

Beyond the main residence lies a substantial separate barn, presenting an outstanding opportunity for further enhancement. Whether envisioned as additional accommodation, a studio, or a lifestyle space, it offers exciting potential subject to the necessary consents.

Perfectly positioned for the best of both countryside and city living, the property enjoys excellent access to Bristol and Bath, while nearby attractions, including the Avon Valley Railway and picturesque cycling routes provide superb opportunities for recreation.

ENTRANCE HALL
Entry is gained via a wood effect uPVC double glazed door, complemented by a matching double glazed side window that allows natural light to filter into the space. A staircase rises gracefully to the first floor, while a coved ceiling enhances the sense of finish. Additional features include a telephone point, radiator and a useful storage cupboard.

SITTING ROOM 4.59 x 4.21 (15'0" x 13'9")
A beautifully presented reception room finished in elegant neutral tones, featuring double glazed mullion windows to both the front and rear that bathe the space in natural light. A gas fireplace set upon a stone hearth creates a warm focal point, while a charming inset shelf adds character and practicality. Further highlights include stylish wall lighting, an exposed ceiling beam that enhances the barn's heritage appeal and a radiator for comfort.

SNUG / OFFICE 3.57 x 2.21 (11'8" x 7'3")
An exquisite additional reception room, accessed through elegant multi pane glass doors. Bathed in natural light from double glazed windows to the rear and side, each with beautifully crafted tiled sills, the space is further enhanced by sophisticated wall lighting, creating a refined and inviting ambiance.

KITCHEN DINING ROOM 7.22 max x 4.19 max (23'8" max x 13'8" max)
A spacious L-shaped room providing distinct areas for both kitchen and dining. The space is illuminated by double glazed windows to the front and rear, complete with tiled window sills and features a coved ceiling with recessed spotlights. The kitchen boasts a sophisticated range of wooden wall units, including cupboards and display cabinets, complemented by base units with cupboards and drawers, all topped with granite work surfaces, upstands and a stylish tiled backsplash, offering exceptional storage solutions. A matching peninsula provides additional storage and a breakfast bar, ideal for casual dining. Integrated appliances include a double oven, four burner gas hob, dishwasher, and a separate under counter fridge and freezer. The room is finished with sleek laminate flooring throughout, creating a seamless living space.

UTILITY LOBBY 2.25 x 1.61 (7'4" x 5'3")
Accessed from the kitchen via a glass panel door, this utility area features a double glazed rear door leading directly to the garden. Finished with a tiled floor and equipped with plumbing for a washing machine, it offers both practicality and seamless connectivity to the outdoor space.

CLOAKROOM 1.59x 1.46 (5'2"x 4'9")
A modern bathroom featuring a double glazed window, a vanity sink and an enclosed coupled toilet. The space is complemented by a wall mounted cupboard housing the boiler, with fully tiled walls and flooring for a clean, contemporary finish.

LANDING
A bright galleried landing, illuminated by two double-glazed windows that flood the space with natural light. An airing cupboard houses the hot water tank, and loft access is conveniently provided.

BEDROOM 4.49 x 3.56 (14'8" x 11'8")
A beautifully appointed bedroom featuring a double glazed window to the front and a charming circular portal window to the rear, filling the room with natural light. The space is complemented by a range of built-in cupboards and drawers with matching side cabinets and a dressing table. A cleverly designed enclosed corner unit houses a shower cubicle with an electric shower. The room is finished with a coved ceiling and a radiator, combining style and practicality.

BEDROOM 2.70 x 2.39 (8'10" x 7'10")
A bright and inviting bedroom with a double glazed window, featuring a built-in cupboard and dressing table. Finished with a coved ceiling and a radiator, the room combines practicality with subtle elegance.

BEDROOM 4.57 narrows to 2.39 x 3.53 narrows to 2.35 (14'11" narrows to 7'10" x 11'6" narrows to 7'8")
A well proportioned bedroom featuring a double glazed window with a front aspect and a charming circular portal window, allowing natural light to fill the space. The room includes a built-in wardrobe, a coved ceiling and a radiator, combining functionality with elegant detailing.

REAR OF PROPERTY
This area is laid to tarmac, offering ample parking, while a charming seating area provides the perfect spot to relax or enjoy a glass of wine.

SEPARATE REAR BARN
This impressive outbuilding presents exceptional potential for a variety of uses. The main section of the barn features a dramatic double-height space with an up and over door, currently functioning as a large garage. To the left, a workshop is accessed via its own entrance, while to the right, another door leads to a storage area with stairs ascending to a mezzanine that overlooks the main barn. With its versatile layout and generous proportions, this space offers tremendous potential for any buyer, adaptable to suit individual requirements.

TENURE
Freehold.

COUNCIL TAX BAND
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority. South Gloucestershire
Service. All mains services connected
Mobile phone signal. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom.
Broadband Superfast 40mps Source Ofcom

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