



3 BEDROOM DETACHED HOUSE FOR SALE IN GLOUCESTERSHIRE

Guide Price **£800,000**



REF: 3546434

PROPERTY FEATURES

- Detached barn conversion
- Substantial outbuilding
- Three bedrooms
- Two reception rooms
- Parking
- Garden
- EPC rating D

Rurally located in the Golden Valley Nature Reserve yet enjoying easy access to both Bath and Bristol, this detached three-bedroom period barn conversion with a sizeable outbuilding offers a warm welcome. Originally a thatched barn, the house now known as Folly Barn featured circular windows for loading hay into the upper level and included a charming dovecote at one end. An extension to the second reception room at the back of the house was added to provide extra living space; this extension was designed in the exact style of the rest of the house, adding symmetry and enhancing the overall aesthetic. The transformation has turned it into a beautiful residence with great views and spacious living areas on the ground floor, and bedrooms, one with an en suite shower, and a family bathroom on the upper level. The barn at the back of the property, once a stable block with a very high ceiling, has been repurposed into a garage with a workshop, tack room, and upstairs office space. The current owner has enjoyed living here for 44 years and says, 'this unique property is located in a beautiful setting, with the additional charm of steam trains passing by on weekends, visible right from the house.' They add, 'it features lovely courtyard and patio spaces on either side at the back, perfect for enjoying breakfast in the morning sun and drinks in the evening sunset.' Additionally, the property boasts ample parking with a convenient drive-in-and-out layout.

'The sitting room is large with dual aspects to the front and back, making it lovely and bright during the day and very cosy in the evenings. The kitchen/diner is a great size.'

'Many of the windows offer fantastic views, with the beautiful round windows serving

as lovely features in the main bedrooms.'

'One can enjoy lovely walks right on your doorstep and easy access to the Golden Valley, Avon Valley Railway and the Bath to Bristol cycle track, making it an ideal location for both convenience and leisure.'

'A charming local garden centre with a café is within walking distance, along with great local shops. Local schools and those in East Bristol and Bath are easy to access.'

'We enjoy good neighbours all around and a great sense of community.'

Additional Information:

Postcode: BS30 6HX

Local Authority: South Gloucestershire

Council Tax Band: F

Services: Mains gas, water, electric and drainage

Tenure: Freehold

EPC: D

Broadband: Please see - checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phone Coverage: Please see - checker.ofcom.org.uk/en-gb/mobile-coverage

Stamp Duty Payable: Please see - gov.uk/stamp-duty-land-tax/residential-property-rates

PROPERTY PHOTOS



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOORPLANS

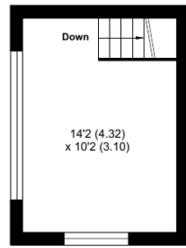
Bath Road, Bitton, Bristol, BS30

Approximate Area = 1304 sq ft / 121.1 sq m

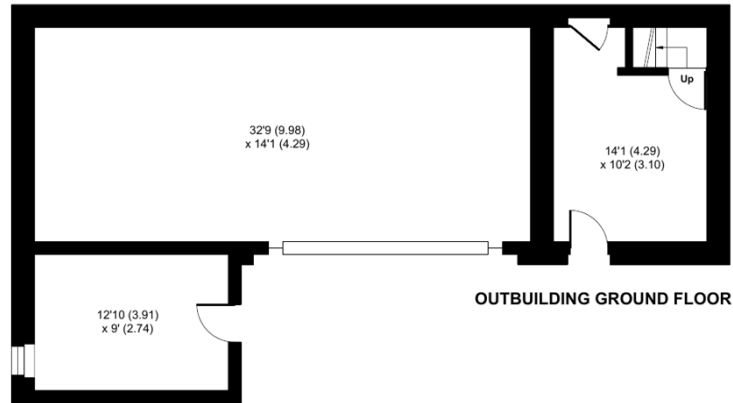
Outbuilding = 869 sq ft / 80.7 sq m

Total = 2173 sq ft / 201.8 sq m

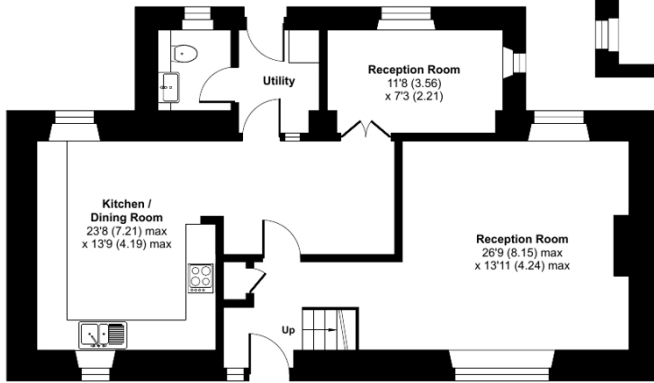
For identification only - Not to scale



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country Homes of Bath Ltd. REF: 1133235