



Freelands

School Lane, Barrow Gurney, BS48 3RZ

debbie fortune



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A unique opportunity to acquire this four-bedroom detached home set in elevated grounds of in the region of a third of an acre, providing glorious views of the countryside from an outstanding location.

- Four-bedroom detached home
- Large reception rooms with vaulted ceilings
- Utility room
- En-suite to master bedroom and separate bathroom
- Loft room
- Double garage and driveway
- Stunning panoramic views in picturesque village location
- Scope to extend (subject to consent)
- Minutes from central Bristol, the airport and nearby railway stations
- EPC rating D

Price Guide £750,000

DESCRIPTION

A unique opportunity to acquire this four-bedroom detached home set in elevated grounds in the region of a third of an acre, providing glorious views of the countryside from an outstanding location.

SITUATION

Barrow Gurney is a pretty village situated on the outskirts of Bristol, which is around five miles away. There is an active local community, a village green with children's play area and a boules pitch. Other facilities are a public house and village hall. The parish church is situated alongside Barrow Court. For those who enjoy country pursuits such as walking, riding, wildlife and local beauty spots, there is a network of public footpaths and bridleways accessed from the formal gardens. The village has easy access to Bristol city and its mainline railways, as well as the motorway network and nearby International Airport. Nailsea & Backwell railway station is also a short drive away, with ample parking and an hourly service direct to London.

DIRECTIONS

From our office in Backwell, take the A370 out of the village in the direction of Bristol and follow this until you reach the slip road for the B3130 just prior to the Long Ashton bypass. Take the slip road and then turn right at the junction in the direction of Bristol Airport and Barrow Gurney. As you enter the village take the first right into School Lane. Take the first Driveway on the left and pull onto the first driveway to your right.

Our vendor says ... We initially moved to the area as a result of employment relocation, and although we were unfamiliar with the village at the time, it has proved an excellent location for our family over the years. The local schools are very good, and the transport links and proximity to Bristol are great. The house was an instant hit with us. We were drawn to the versatile layout and the lovely views from almost every window!

We have noticed ... Natural light, outstanding views, a superb garden, a spacious family home - situated in a village that has improved so much in the last year. This is in part due to 50% of the traffic it used to receive reported now to be using the recently opened South Link Road, bringing a new lease of life to this very pretty village.



PROPERTY DETAILS

ENTRANCE PORCH

Glazed door with side panel and a door to:

ENTRANCE HALL

A welcoming entrance hall that provides access up a small stairwell to the main reception rooms, as well as bedrooms and bathroom that reside on the hall floor. Built in double cupboard.

BEDROOM 13' 06" x 10' (4.11m x 3.05m)

A large picture window to the front that offers pretty views over the neighbouring countryside. Built-in wardrobes and a wash basin.

BEDROOM 11' 03" x 10' 09" (3.43m x 3.28m)

Another good double bedroom with a window to the rear, built-in wardrobe and wash basin.

BEDROOM 12' 05" x 9' 01" (3.78m x 2.77m)

Window to rear, built-in wardrobe.

FAMILY BATHROOM 7' 04" x 5' 11" (2.24m x 1.8m)

Three-piece suite with corner bath and shower over, WC, wash basin, Velux window.

Returning to the entrance hall, rise stairs to:

HALL

Stairs to the loft room, doors to:

L-SHAPED LOUNGE/DINING ROOM

24' 07" L-Shaped x 24' 07" overall (7.5m L-Shaped x 7.5m overall)

A beautiful, versatile room that boasts vaulted ceilings and triple aspect windows and patio doors providing lovely views of the garden and over the neighbouring countryside. With space for a dining or play area. Door to hall.

SEPARATE WC

WC, wash basin.

KITCHEN/BREAKFAST ROOM 19' 06" x 13' (5.94m x 3.96m)

A superb open plan room with a high vaulted ceiling, a window and sliding patio doors to the garden. The kitchen area has a range of wall and base units, a breakfast bar, built-in double oven, fridge and space for further appliances. Doors to the utility room and living room.





UTILITY ROOM 13' x 6' 02" (3.96m x 1.88m)

Window and door to garden, range of units with space for appliances, floor level oil fired boiler and a tiled floor.

MASTER BEDROOM 17' x 11' 05" (5.18m x 3.48m)

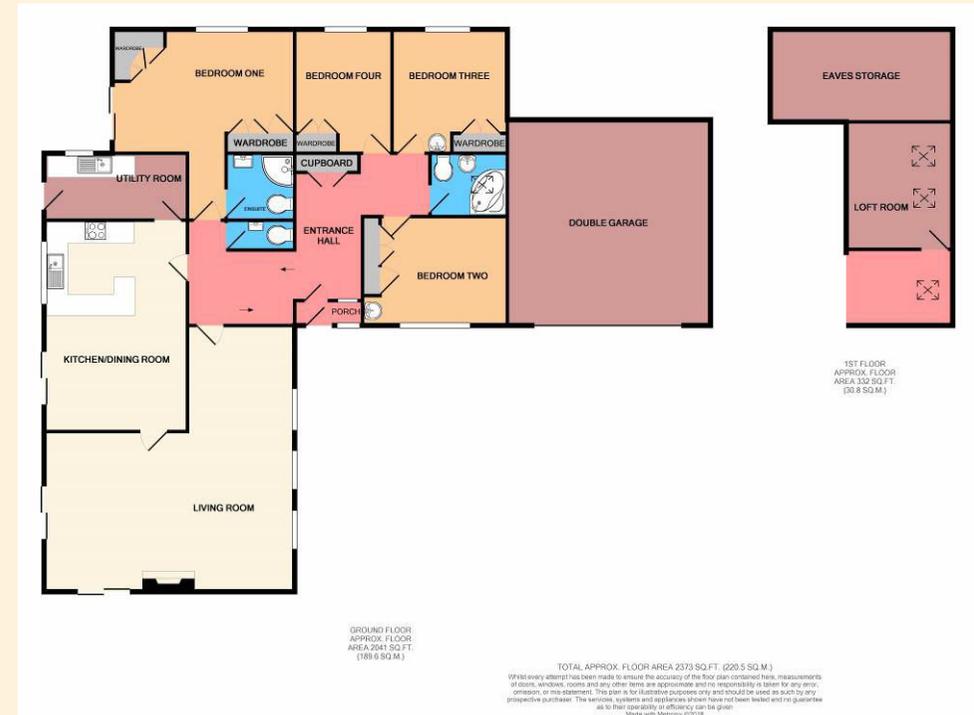
Dual aspect window and patio doors to garden. Built-in range of wardrobes bedroom furniture. Door to:

EN-SUITE 6' 07" x 6' 05" (2.01m x 1.96m)

Three-piece suite comprising corner shower, wash basin housed in a base unit, WC.



Floor Plan



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LOFT ROOM 13' 04" x 9' 10" (4.06m x 3m)

A great area for a study or in which to enjoy a hobby! Two Velux windows, a built-in cupboard and a door to:

LOFT STORE 16' 03" x 11' 11" (4.95m x 3.63m)

A really convenient space to store all of your belongings that need a home away from the main living areas!

SOLAR PANELS

The solar panels generate in the region of £1600 per year of income. Further information is available on request.

DOUBLE GARAGE 19' 08" x 19' 09" (5.99m x 6.02m)

Electric up and over door to the front, power and light. Large loft recess above. Potential to extend (subject to consent).

GARDENS

The gardens provide a great feeling of space, with open views across the area from all points. A gently sloping lawn meets a stone paved terrace to the front and rear of the property. There are trees and shrubs planted intermittently throughout the garden, that is approximately a third of an acre in size. There is a greenhouse, an area housing the oil tank, and a small orchard to the rear that adjoins a neighbouring field.



