



COUNTRY
PROPERTY



Ridge Barn, Westerleigh Road,
Henfield

£519,950



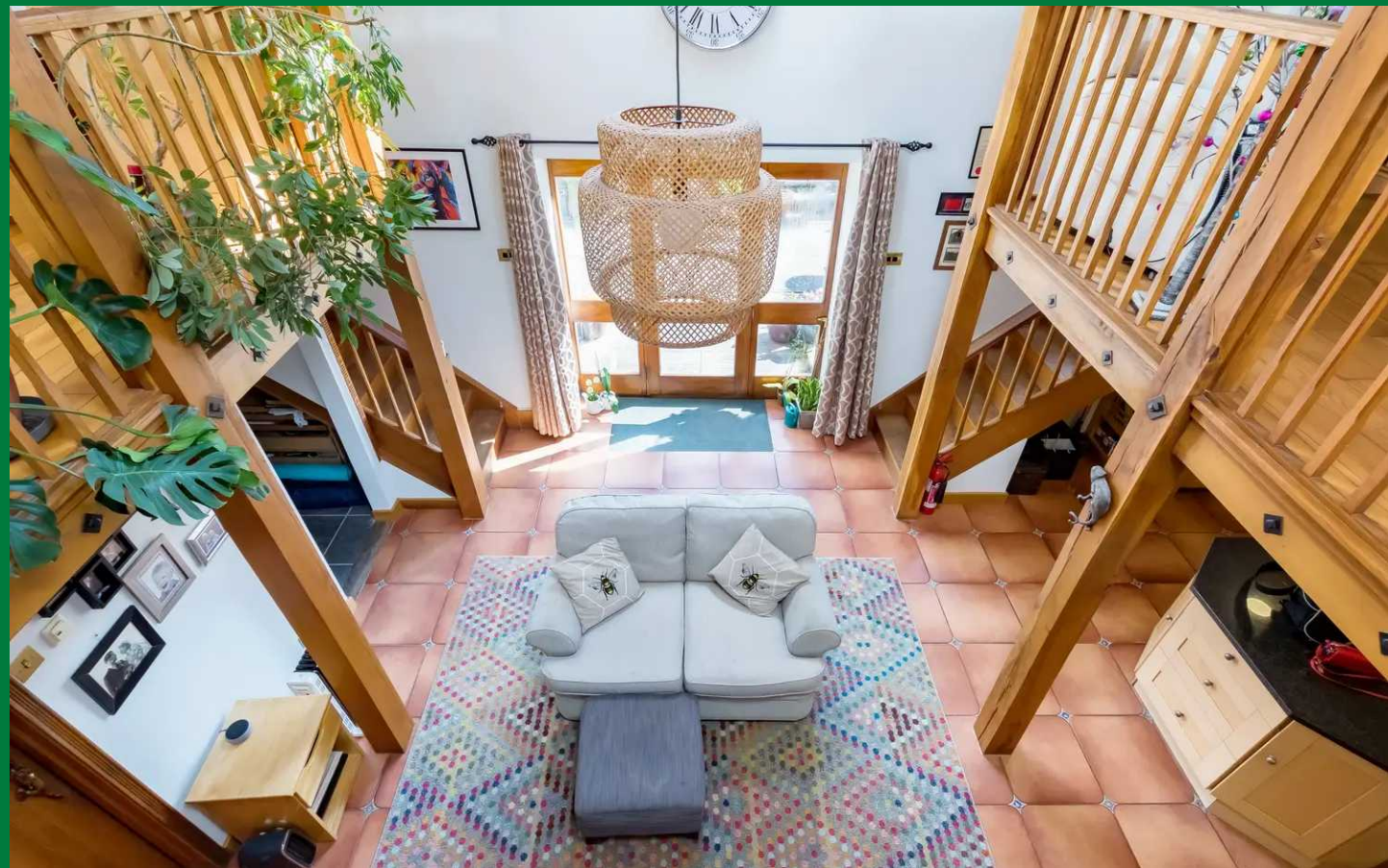
Ridge Barn Westerleigh Road

Henfield, BS36 2UP

Totally unique and charming barn conversion with pleasant South facing garden. Showcasing aged features from a former life as a hay barn, the property was converted 25 years ago with modern levels of floor, wall and ceiling insulation, underfloor heating, a green oak mezzanine, and bristles with flagstone, granite and marble.

Deceptively spacious accommodation centres around an open plan living room with the galleried wow-factor mezzanine, log burner, Aga, and full width opening to kitchen breakfast room. Twin staircases rise with spindled balustrades leading to the two bedrooms with cloakroom off. There's also a splendid bathroom and office on the ground floor, and the landscaped garden faces South and benefits from an useful al-fresco entertainment area. Ridge Barn forms part of the former Henfield Business park, now comprising offices and one other residential property behind secure electric gates, and therefore the property benefits from a high degree of privacy. For a beautiful, yet flexible space which you can tweak to your own specific format, look no further!

- Detached Property
- Converted Hay Barn
- South Facing Garden
- 3 Off Road Parking Spaces
- Beautifully Presented
- Convenient Location
- Private Outlook
- Energy Efficiency Band D





Henfield

Henfield is a semi-rural hamlet rural hamlet on the Southern outskirts of Coalpit Heath near Ram Hill. The area has a rich heritage dating from the 1830s with The Dramway heritage trail following local mining routes from Coalpit Heath to Siston. Sainsburys at Emersons is a 5 minute drive, Longwell Green leisure complex a little further, and Waitrose in Chipping Sodbury which is about 12 minutes drive. Location is ultimately convenient for commuting via car to North Bristol via A4174, Bath, Bristol Parkway Rail terminal, or the M32 (3 miles distant), M4 (J18 - 6 minutes drive) and M5 motorway. There are some excellent local walks including Bitterwell Lake, The Kendleshire golf club, and garden centres. Three local pub restaurants a very short drive away.

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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





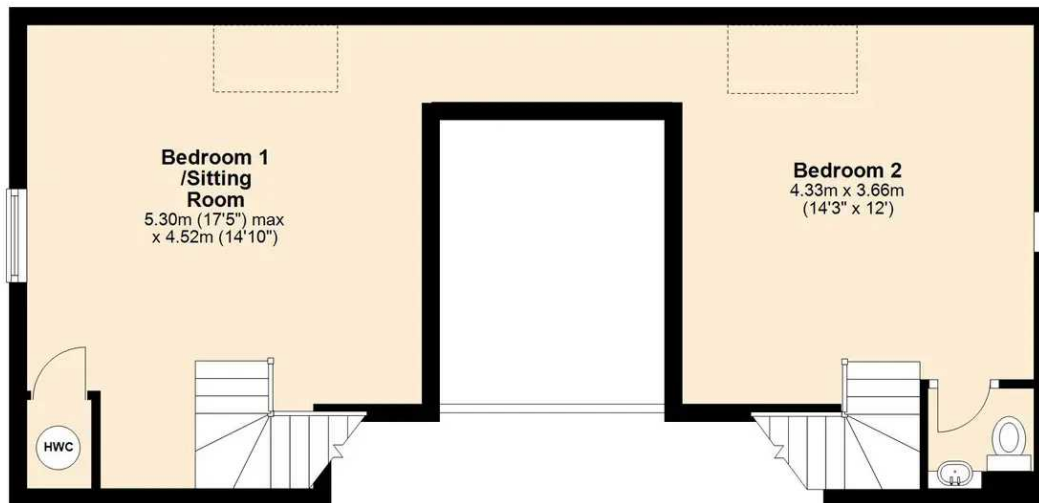
Ground Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This plan includes only the main rooms and does not include
any other rooms or areas.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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