



The Threshing Barn

Thrubwell Lane, Bristol

This rare and fantastic opportunity comes with planning permission already granted for the conversion of a grade II listed period barn into a spectacular 2,926 sq ft home with four double bedrooms. Nestled in an idyllic rural location, it offers convenient access to Bristol and beyond.

Council Tax band: TBD

Tenure: Freehold

Services: Mains electricity & water, private drainage, fibre broadband (900mb)

- Period listed barn with full planning permission to convert to four double bedroom/5 bathroom property
- Approx 2,926 sq ft of accommodation
- Spectacular rural location with stunning views
- High specification and energy efficiency
- Private gardens with opportunity to buy, by separate negotiation adjacent paddock
- Driveway parking and electric charging point
- Planned shared garage with parking for two cars
- 2.0 miles Bristol airport/9.7 miles to central Bristol
- Within 5.8 miles of Nailsea station for mainline services to Bristol (11 mins)/London Paddington from 108 mins
- M5 within approx 8 miles at Jct 20 or Jct 21 (all distances/times approx)







The Threshing Barn

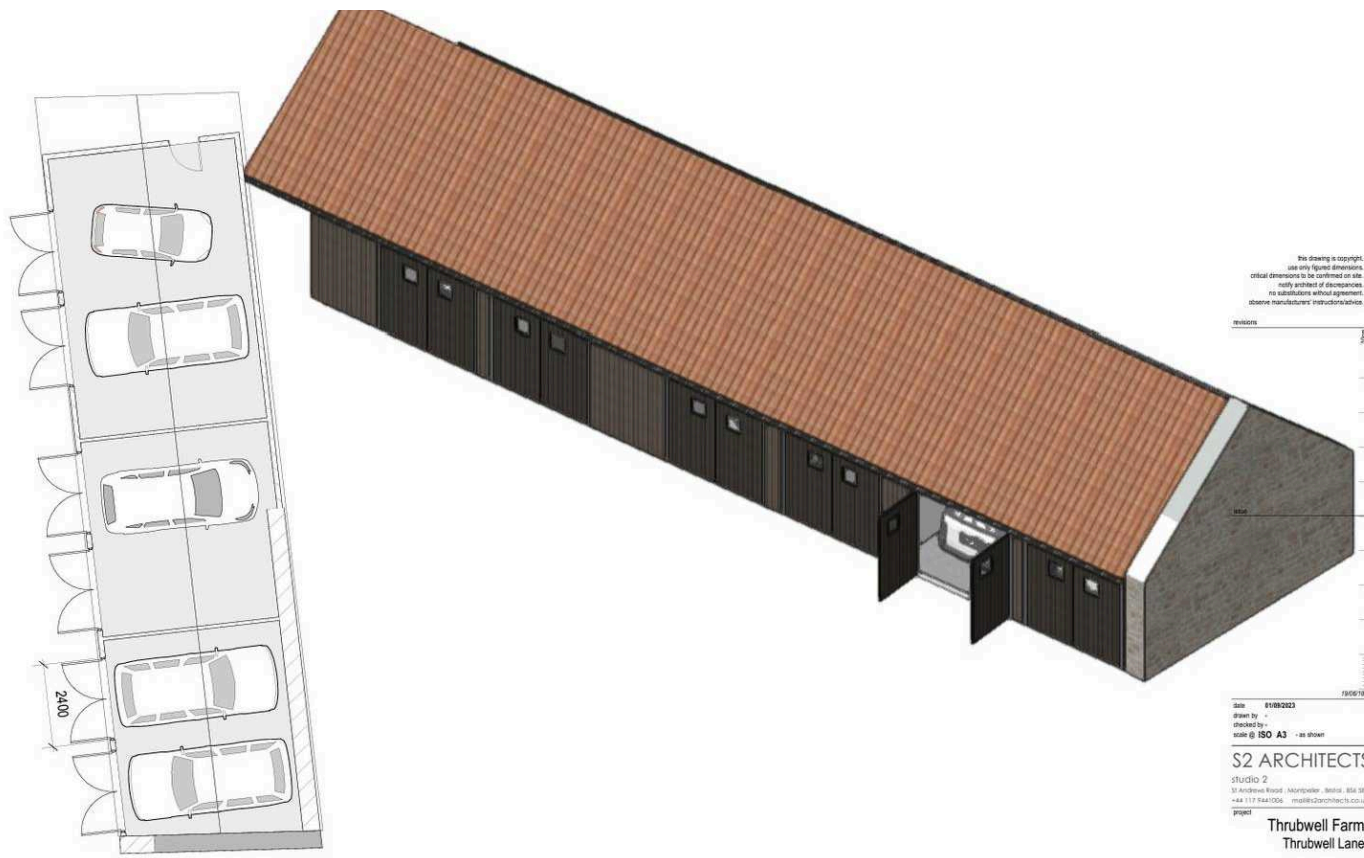
Thrubwell Lane, Bristol

A rare opportunity to purchase an undeveloped late 18th century barn which was formerly the Threshing Barn for Thrubwell Farm. Set in a magnificent rural location this charming old barn is packed with character providing a fantastic opportunity to create the contemporary home of your dreams while retaining the unique features of the original barn.

Full planning permission, along with all necessary permissions for wildlife protection and enhancement, has already been granted to convert this wonderful building into a family home featuring four double bedrooms, five bathrooms, and ample reception space. The plans include retaining the current beautiful stone facades, stunning floor-to-ceiling windows, vaulted beamed ceilings, a traditional tiled roof, and modern energy-saving features such as an air source heat pump and a freestanding electric vehicle charger.

Additionally, there will be an attractive courtyard garden at the front and a private garden to the side and rear, offering stunning rural views on all sides. Should the new owner wish, there will be an opportunity to purchase an adjacent paddock, subject to separate negotiation. Approximately 3.5 acres, it could be used for various purposes such as grazing small livestock, creating a wildlife habitat with wildflowers or a pond, or serving as a recreational area for picnics or private sports.

In brief, the proposed plan incorporates, at its heart, a large fully fitted open-plan kitchen/dining room with a double-height area that maximizes the beauty of the vaulted ceilings, creating a room with a real wow factor. It also features a spacious separate utility room, a separate larder, and a downstairs cloakroom. Further reception space is offered with two spacious rooms, one with an elegant fireplace and log burner, and the other at the rear, opening to the west-facing garden terrace. There is an additional room at the mezzanine level that could, if the new owner wishes, serve as a fifth bedroom, study, or playroom.



1 plan v5
Scale: 1:400

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NO.	DATE	DESCRIPTION

Date: 01/08/2023
 Drawn by: [Name]
 Checked by: [Name]
 Scale @ ISO A3 - as shown
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 Project: Thrubwell Farm, Thrubwell Lane
 Drawing title: garage options

The bedroom accommodation is split between the ground and upper floors, offering well-proportioned and generous rooms, each with its own ensuite bathroom and ample space for dressing areas or storage as required.

Outside

Surrounded by fields on all sides the approach to the Threshing Barn takes you down a private drive passing to the left of a very attractive natural wild pond. The Threshing Barn is the central of three barns arranged around a smart gravelled area.

On the right-hand side there is a barn which will be converted into three adjoining double garages. The Threshing Barn will own one and the other two adjacent properties the other two.

The Threshing Barn sits in a large plot and will have an attractive garden which will wrap around both the back and the side of the property giving it the benefit of different orientations. Adjoining to the garden is a separate paddock of approx 3.5 acres which is available subject to separate negotiation.

Current planning reference ID: 23/P/2468/FUL



stock-proof post & wire fence



bound gravel (perimeter paths)



granite setts (edgings)



sawn sandstone paving (entrance thresholds)



Barn detail view

- pre-patented galvanised steel
- half-round gutter and downpipe
- re-claimed clay double roman tiles
- timber board cladding
- powder coated aluminium glazed doors and windows
- oak lintel
- slate cill
- existing rubble stone wall (repair & re-point)



galvanised steel gutter & downpipe



timber board cladding



lead vent tile (in clay Pantl)



aluminium slimline casement window & glazed door section

Scale: 1:100
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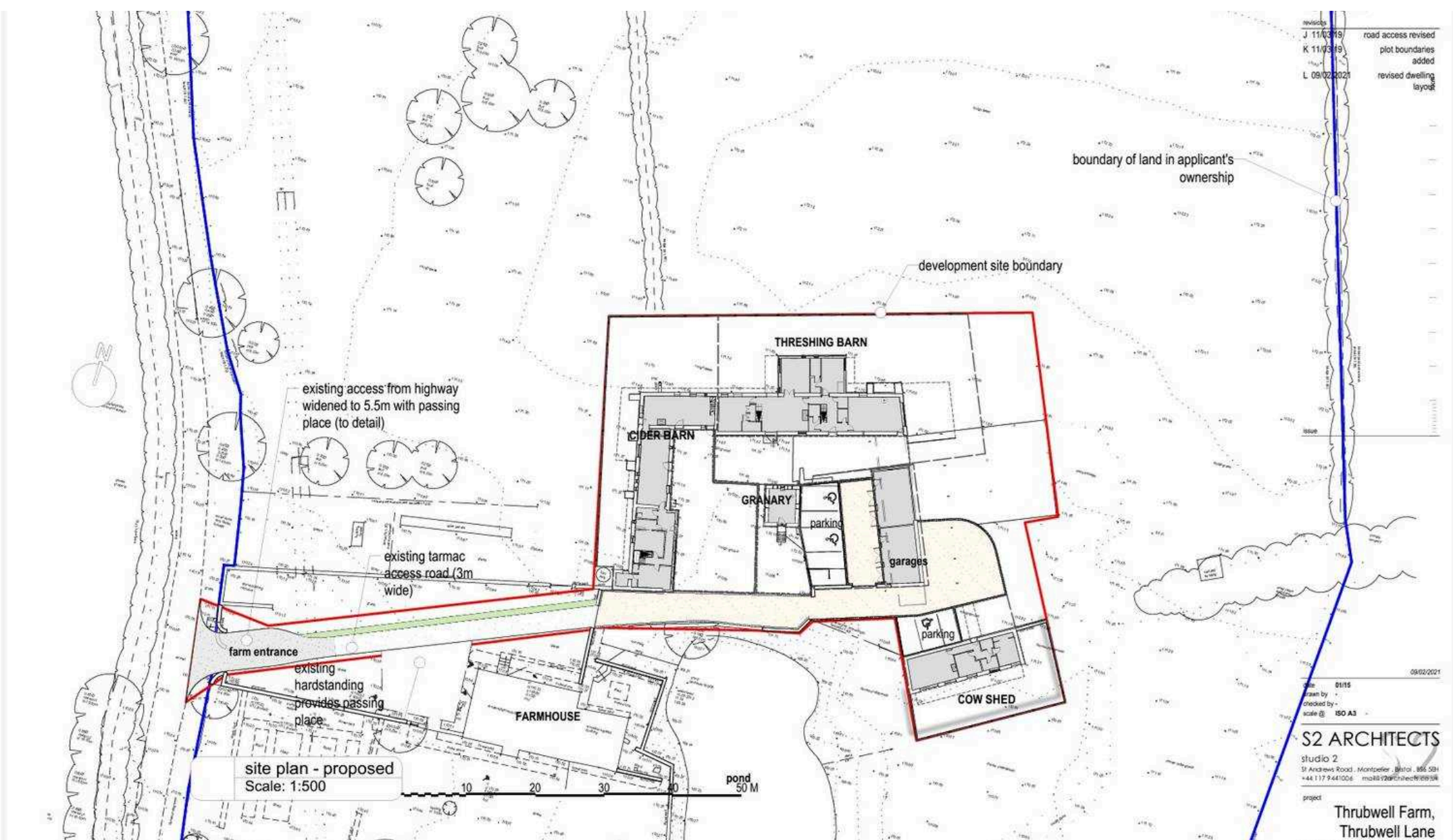
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Location

Nempnett Thrubwell is nestled in the picturesque countryside near Chew Valley and Blagdon lakes, just south of Bristol, which lies about 10 miles to the north. This village features a mix of scattered farmhouses and cottages, with local amenities available in the nearby communities of Blagdon, Chew Stoke, and Chew Magna. Blagdon village, located roughly 3 miles away, offers a post office/general store, a butcher, a church, a village hall, a primary school, and three pubs.

For secondary education, include schools in Chew Magna, Backwell, and Churchill, along with several independent options in the area. Chew Valley and Blagdon Lake are perfect for sailing and fishing, while the surrounding landscape boasts numerous footpaths and bridleways across the valley and over the Mendip Hills. Golf enthusiasts can enjoy courses at Bristol & Clifton Golf Club in Failand, Burnham & Berrow in Burnham on Sea, and Mendip Spring Golf Club in Congresbury. Additionally, Bristol International Airport is just a short drive away, and there are convenient direct mainline train services to London from Nailsea.





Robin King

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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.