



The Cider Barn

Thrubwell Lane, Bristol

A rare and fantastic opportunity with planning permission already granted, for the conversion of a gorgeous grade II listed 18th century barn into a spectacular 2,529 sq ft home with 3 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 (900 mb)

- Period listed barn with full planning permission to convert to a three double bedroom family home
- Approx 2,529 sq ft of accommodation
- Spectacular rural location with stunning views
- High specification and energy efficiency
- Private gardens with opportunity to buy subject to separate negotiation, an adjacent orchard
- Driveway parking and electric charging point
- Planned shared garage with parking for two cars
- 2 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 Cider Barn

Thrubwell Lane, Bristol

A unique opportunity to purchase an undeveloped late 18th century barn which was formerly the Cider House for Thrubwell Farm. This charming old barn is brimming with character and will utilise the high ceilings in the original barn within the kitchen dining space creating lofty vaulted ceilings and a wonderful mezzanine over the living room. The bedroom accommodation will benefit from a panel of slimline steel framed windows which will flood the natural light and offer the potential for seamlessly blending indoor and outdoor living.

In addition, it will have an attractive courtyard garden to the front and glorious gardens to the side and rear which has magnificent views to an orchard beyond. Should the new owner wish there will, subject to separate negotiation be an opportunity to purchase this. Approx 2.5 acres it could be used for a variety of purposes grazing small livestock, creating a wildlife habitat with wildflowers or a pond or as a recreational area for picnics or private sports.

Full planning permission, together with all the permissions required for wildlife protection and enhancement has already been granted to convert this wonderful building into a family home with three double bedrooms, three bathrooms, and ample reception space. This property provides a fantastic opportunity to create the contemporary home of your dreams while retaining the unique features of the original barn. Plans include retaining the current beautiful stone facades, stunning floor-to-ceiling windows, vaulted beamed ceilings, traditional tiled roof, and modern energy-saving features such as an air source heat pump and a freestanding electric vehicle charger.

In brief, the proposed plan incorporates at its centre a large fully fitted open-plan kitchen/dining room with a spacious separate utility room. To the left two generous double bedrooms one ensuite, and one with access to a family bathroom. At the other side of the property is the magnificent

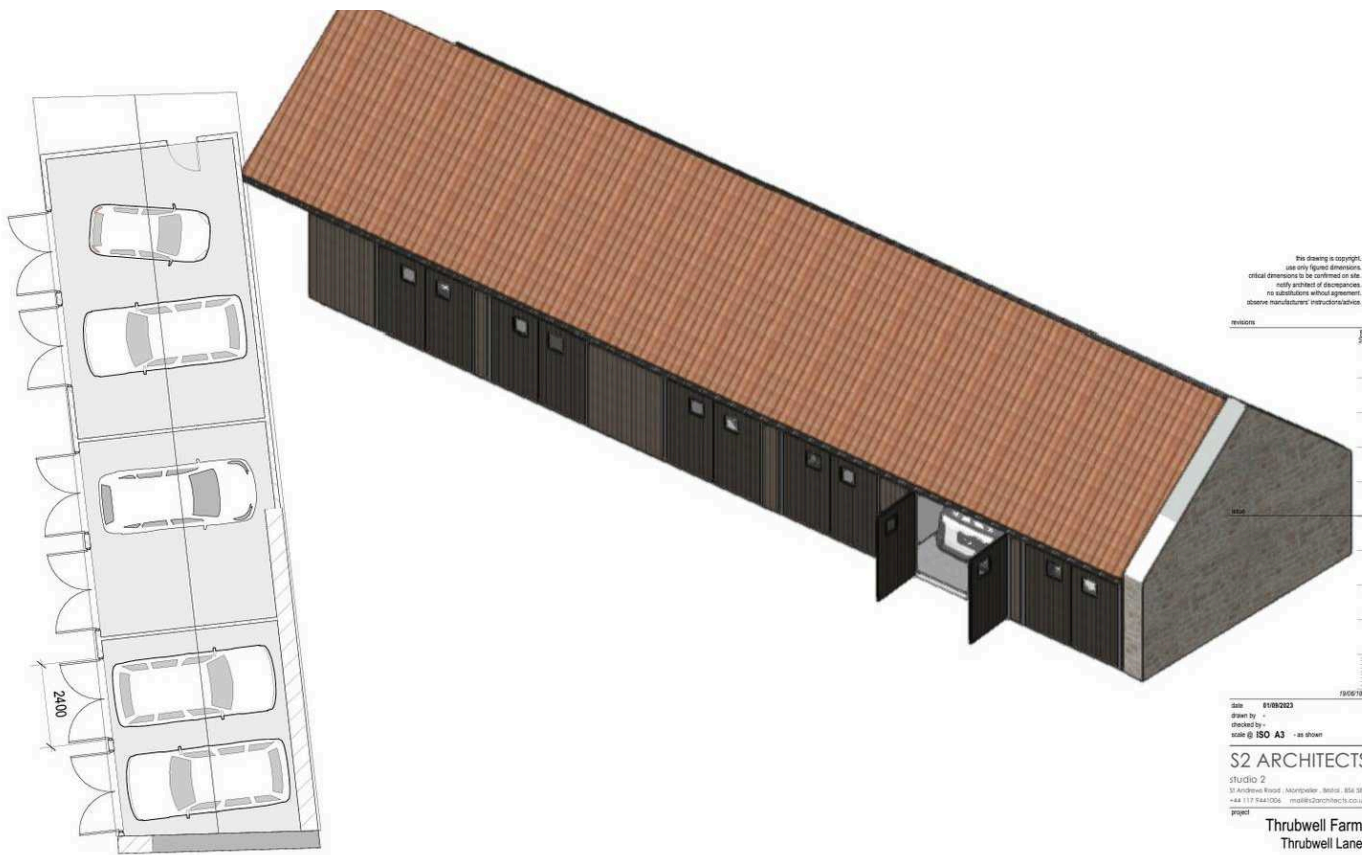


The Cider Barn

The Threshing Barn

Garages

The Cow shed



1 plan v5
Scale: 1:400

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NO.	DATE	DESCRIPTION
1	2023	ISSUED FOR PERMIT

Site: 01/08/2023
 Drawn by: [Name]
 Checked by: [Name]
 Scale @ ISO A3 - as shown

S2 ARCHITECTS
 Studio 2
 22 Archway Road, Hampden, Bristol, BS2 3SR
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Project: Thrubwell Farm, Thrubwell Lane
 Drawing title: garage options

sitting room with double height ceiling and elegant fireplace with log burner. Stairs rise to an mezzanine room with ensuite shower room which could alternatively be arranged as a third bedroom or an office.

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

Outside

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

To the right-hand side a barn will be converted into three adjoined double garages. The Cider Barn will own one and the other two adjacent properties the other two.

The Cider Barn sits in a large plot which 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. Adjacent to the garden is the separate orchard of approx 2.5 acres which is available subject to separate negotiation.



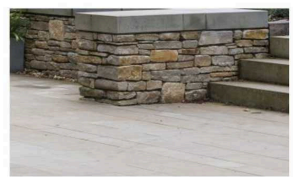
stock-proof post & wire fence



bound gravel (perimeter paths)



granite setts (edgings)



sawn sandstone paving (entrance thresholds)

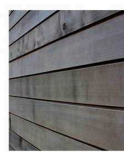


Barn detail view

- 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 Pantile)

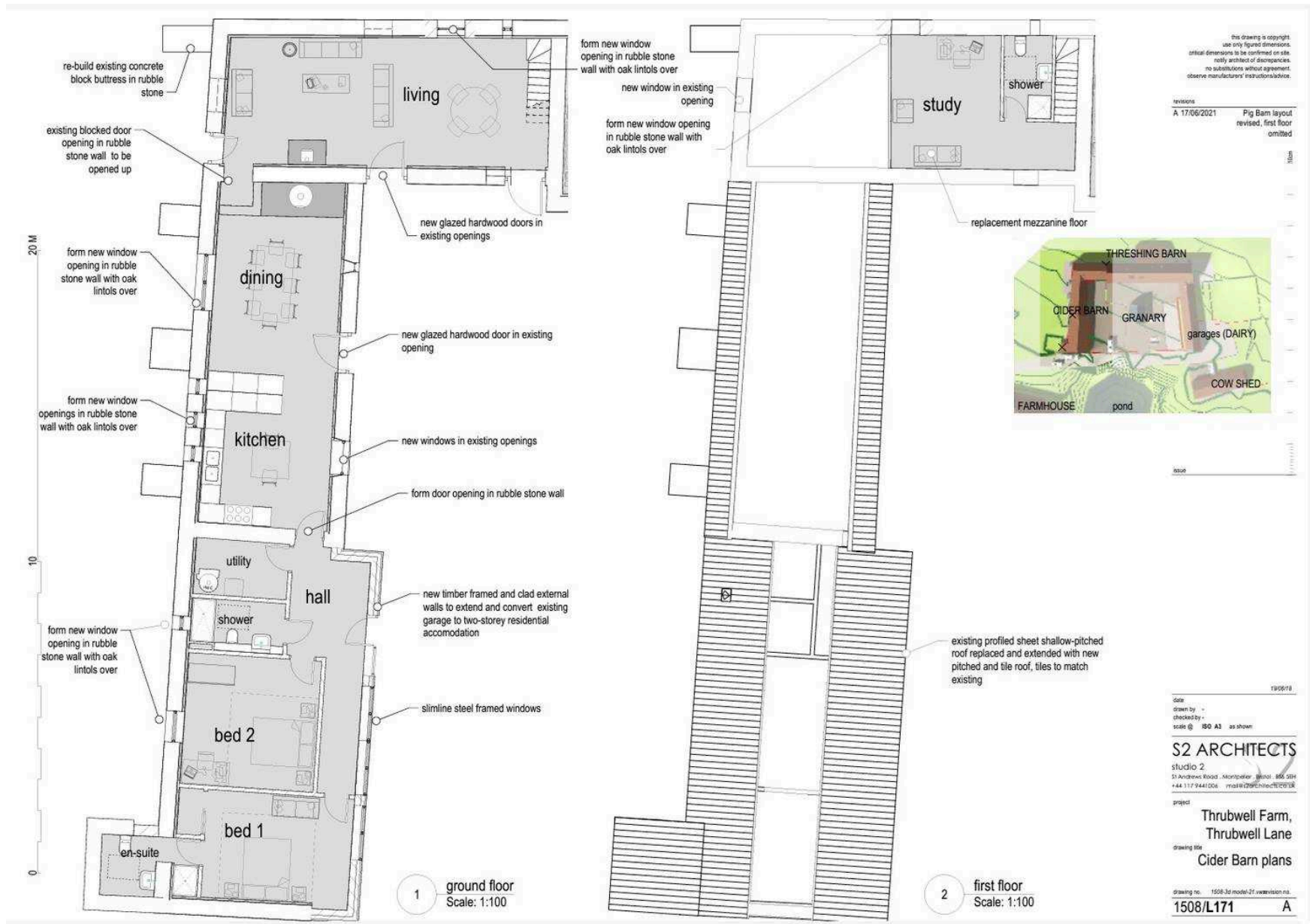


aluminium slimline casement window & glazed door section

NO.	DATE	DESCRIPTION
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S2 A
 1508





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.