

THE LONG BARN

WESTERLEIGH ROAD • PUCKLECHURCH • SOUTH GLOUCESTERSHIRE



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A superb detached barn conversion in immaculate condition, conveniently located between Bristol and Bath.

Kitchen/Dining room • Sitting room

2 double en-suite bedrooms • 1 further bedroom and family bathroom

Gravelled driveway and parking • Sun terrace
Duck pond • Outbuilding • Level garden • Rural views

Bath (9 miles) • Bristol City Centre (9 miles)
Bristol Parkway (7 miles- direct access to London Paddington)
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation (distances approximate)

The popular village of Pucklechurch is situated 9 miles from Bristol and Bath. The village contains a primary school, doctor's surgery, post office, bakery, village shop, newsagent, garage and public houses. More extensive facilities can be found in Bristol, Bath, Chippenham and Chipping Sodbury.



There is excellent access to the motorway network with the M4 (J18 and J19) approximately 4 miles and 5 miles respectively. Rail service to London is from Bristol Parkway (7 miles) which provides regular trains to London Paddington taking approximately 80 minutes. There are further national rail links at Temple Meads, Bath Spa and Chippenham.



There is a popular primary school within Pucklechurch, with a local secondary school in both Chipping Sodbury and Mangotsfield. Excellent selections of private schools are found within the city of Bristol, Bath and Westonbirt.



There is a range of sporting and leisure facilities including racing at Bath and Cheltenham, golf at Chipping Sodbury, Cotswold Edge, The Players Club, Tracey Park and Castle Combe, hunting with the Beaufort, polo at Westonbirt and Cirencester Park and water sports at The Cotswold Water Park.

For sale freehold

The Long Barn is an excellently situated, linear converted barn, which has been enhanced and improved by the existing owners to create an immaculate, rural residence, within easy striking distance of both Bristol and Bath. The property is set over a single story and is very light and airy, designed in a way to incorporate modern living, with features such as under floor heating, at the same time, retaining original features such as exposed stone walls and wooden beams. The bespoke kitchen/dining room, complete with wooden work surfaces, integrated appliances and vaulted ceiling with exposed beams. There is access to the sitting room from the kitchen/dining room. The spacious living room boasts a wealth of charm and character with exposed brick around the large windows, beams and multi-fuel burner. Furthermore, there are two doors that lead out to the gardens beyond, bringing the outside in.

The bedroom accommodation is located off the sitting room, with all bedrooms accessed off a long corridor. The property has three double bedrooms, all of which have a terrific outlook onto the property's garden and gravelled drive. Two of the bedrooms are en-suite with the third bedroom being serviced by a large family bathroom.

Gardens and Grounds

The property is approached between solid timber electrically operated double gates which gives access to a gravel parking area in front of the house. The property has an easily maintainable south facing level lawn with well stocked borders, duck pond and a private sun terrace that is also south facing. The property is unique in the sense that although it benefits from being within walking distance to a number of local amenities, it has stunning rural views to the rear of the property.

Services

Mains electricity, gas, water and drainage. Gas under floor heating.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

South Gloucestershire Council Tel: 01454 868009.

Viewing

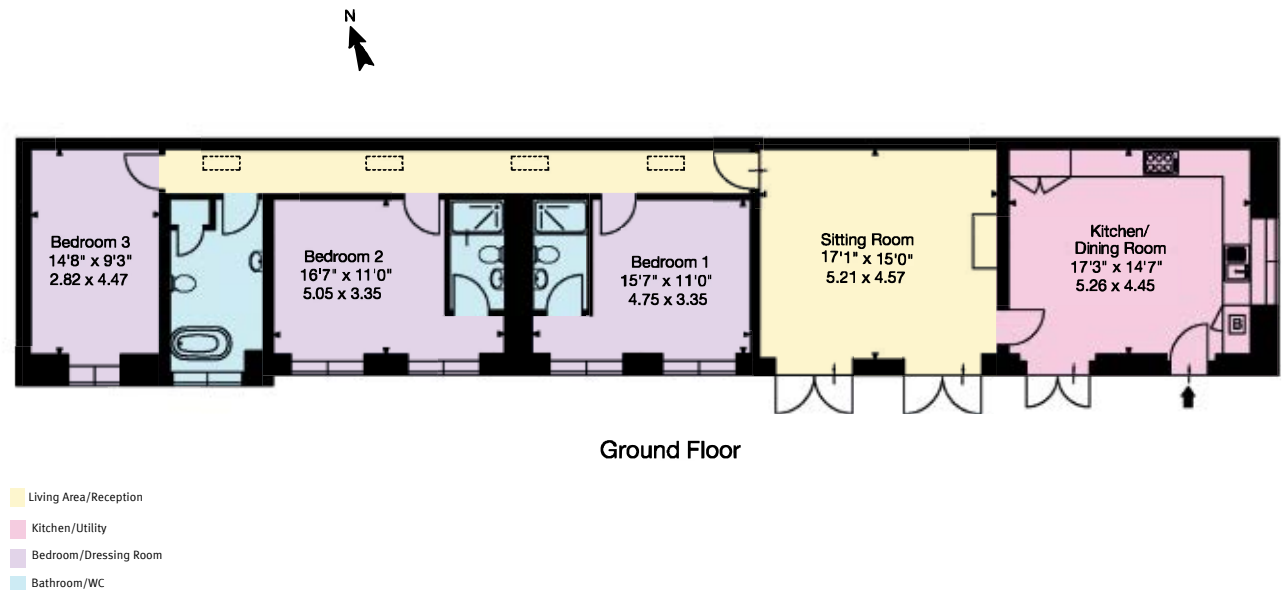
Strictly by appointment only with agents, Knight Frank
Tel: 0117 317 1999

Directions (BS16 9RD)

From Bath, proceed in a northerly direction over Lansdown into the village of Wick. Turn left towards Bristol on the A420 and at the foot of the hill, signposted Pucklechurch and Abson to the right. Proceed into the village and follow the road towards Pucklechurch. On entering the village, turn right into Feltham Road and immediately left up Castle Road (public house on the right hand side). Proceed right to the end - approximately 400 yards - to a "T" junction, turn right and the property will be found almost immediately on the left hand side.

From Bristol, take the M32 and exit at junction 1. Proceed on the Avon ring road in an easterly direction (signposted Kingswood - A4174). Continue on this road over a series of roundabouts passing Emersons Green on the right hand side and follow the signposts to Pucklechurch (B4465). Proceed up Shortwood Hill and continue into the centre of the village of Pucklechurch. Turn left into Westerleigh Road and the turning to The Long Barn can be found on the left hand side within approximately 400 yards.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
120sq.m (1,293sq.ft)



0117 317 1999

Regent House, 27a Regent Street
Clifton, Bristol BS8 4HR

bristol@knightfrank.com

KnightFrank.co.uk



This brochure is environmentally friendly

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
Energy efficient - low running costs	B		
Decent energy efficiency - average running costs	C	76	78
Below average energy efficiency - higher running costs	D		
Energy inefficient - high running costs	E		
Very energy inefficient - highest running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales EU Directive 2002/91/EC