



**Quarry Barton,  
Hambrook, Bristol, BS16 1SG**

**Price: £850,000**



# Property Features

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- 17th Century Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Kitchen & Utility Room
- Double Garage
- Plot In Excess Of 1 Acre
- Overlooking Bradley Brook
- Large Parking Area

## Full Description

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### ENTRANCE PORCH

Wooden front door. Dual aspect leaded light double glazed windows. Cupboard housing electric meters. Stone floor. Part glazed wooden door to:

### LIVING ROOM

16' 7" x 13' (5.05m x 3.96m)

Front aspect. Feature stone faced open fireplace with wooden mantle and stone hearth. Leaded light window with window seat. Double radiator. Stairs to first floor landing. Door to inner lobby. Door to:

### FAMILY ROOM/SNUG

13' 3" x 13' (4.04m x 3.96m)

Triple aspect. Feature stone fireplace with inset wood burner, stone arched hearth and mantle. Two leaded light double glazed windows with window seats. Television point.

### INNER HALL

Door to lounge. Door to kitchen/breakfast room. Door to:

### DINING ROOM

13' x 12' 6" (3.96m x 3.81m)

Dual aspect. Double radiator. Two double glazed leaded light windows. Television point.

### KITCHEN/BREAKFAST ROOM

15' 1" x 10' 3" (4.6m x 3.12m)

Dual aspect. Range of work top surfaces with inset one and a half bowl enamel sink unit with mixer tap. Inset halogen 4 ring hob with electric oven under and extractor over. Range of base level cupboards and drawers. Matching wall mounted cupboards. Part tiled walls. Solid fuel boiler for heating and hot water. Leaded light double glazed windows. Double radiators. Tiled Flooring. Door to:



### UTILITY ROOM

12' 10" x 8' (3.91m x 2.44m)

Dual aspect. Work top surface with inset one and half bowl single drainer sink unit. Plumbing and space for washing machine. Double radiator. Tiled floor. Leaded light double glazed windows. Cloaks hanging cupboard. Part tiled walls. Opaque double glazed door to rear garden. Door to:

### SHOWER ROOM

Wooden electric sauna. Tiled shower cubicle with wall mounted shower and glass screen. Radiator. Low level W.C. Wall mounted wash hand basin with tiled splash back. Opaque double glazed window.

### FIRST FLOOR LANDING

Radiator. Access to roof space. Doors to:

### MASTER BEDROOM

13' 3" x 12' 6" (4.04m x 3.81m)

Dual aspect. Double radiator. Built in furniture comprising 2 double and 1 single wardrobe cupboard with dressing table and blanket cupboards over. Matching cupboard and drawers. Leaded light double glazed windows.

### GUEST BEDROOM

Dual aspect. Double radiator. Tow double glazed leaded light windows. Door to:

### ENSUITE SHOWER ROOM

Tiled shower with wall mounted shower and glass screen. Low level W.C. Pedestal wash hand basin with tiled splash back. Radiator. Shaver light point. Extractor fan. Radiator.

### BEDROOM 3

13' 8" x 10' 5" (4.17m x 3.18m)

Side aspect. Built in double cupboard housing hot water tank, hanging space and shelving. Double blanket cupboard. Radiator. Leaded light double glazed window. Access to roof space.

### BEDROOM 4

11' 7" x 9' 8" (3.53m x 2.95m)

Front aspect. Wardrobe cupboard with hanging space. Double radiator. Leaded light double glazed window.









## FAMILY BATHROOM

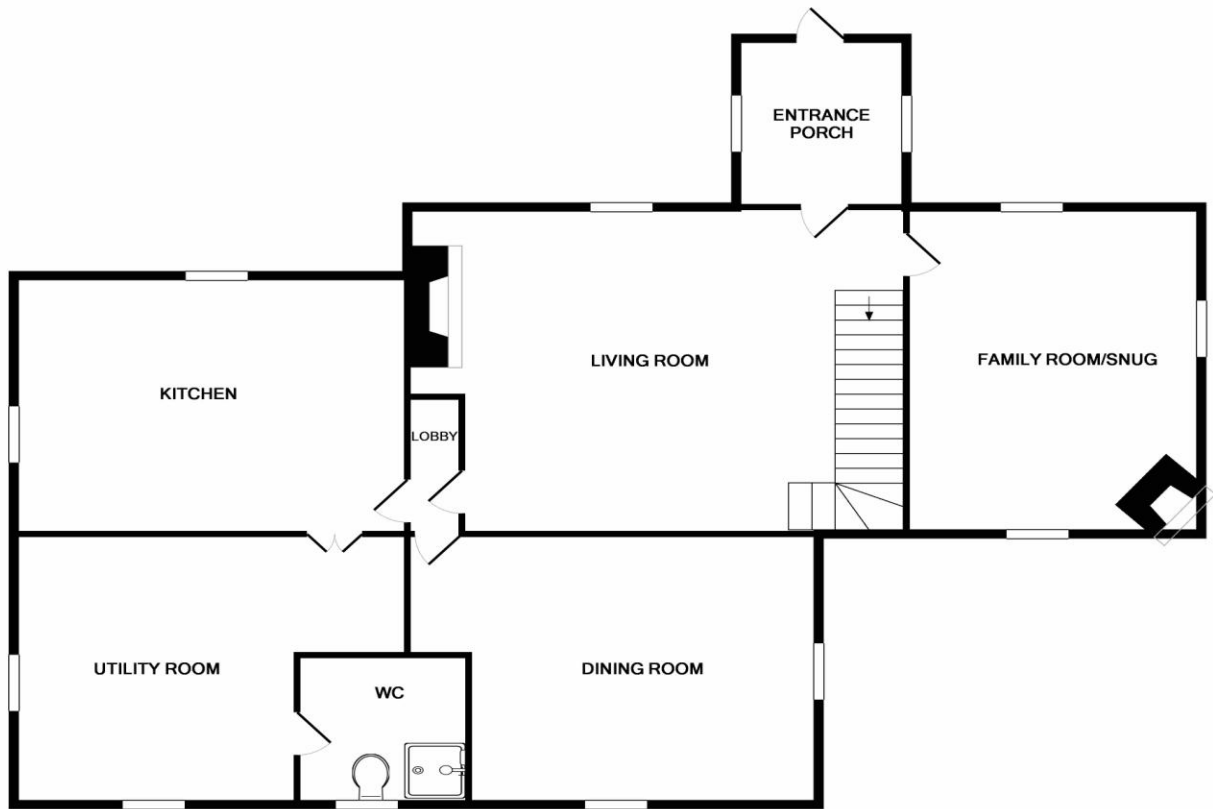
13' 3" Maximum x 9' 6" (4.04m x 2.9m)

Suite comprising corner bath. Low level W.C. Pedestal wash hand basin with tiled splash back. Bidet. Double radiator. Leaded light double glazed window.

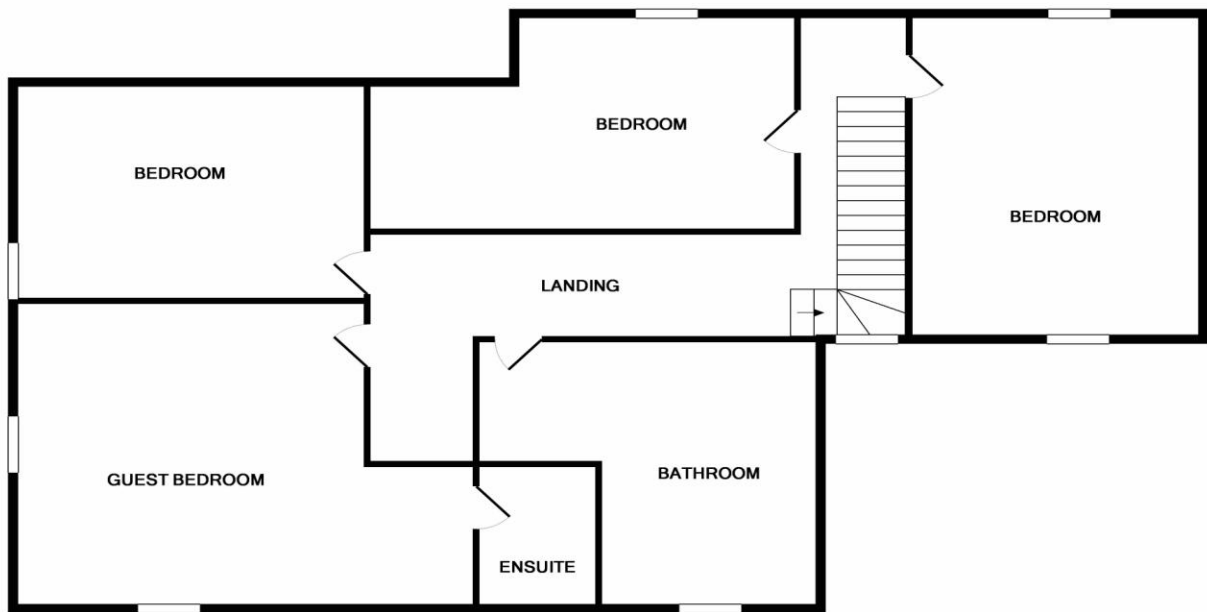
## OUTSIDE GARDENS

The property sits on a plot in excess of 1 acre overlooking Bradley Brook. The lawns are split into a side garden and formal lawns with the side garden offering a paved patio leading to a lawn, ornamental pond, raised and shaped flower and shrub borders, stone seating, outside tap, access to small shed and double opening gates leading to formal gardens with gravelled hard standing for several vehicles small dwarf walling with steps leading to large lawn with central pathway leading to lower gravelled area with seating with access to the brook complimented by well stocked flower and shrub borders. In addition the to the gardens a shed 13' 2" x 12' 6" adjoining a double garage 20' 2" x 20' with a pitched roof the further driveway allows parking for numerous vehicles and caravan.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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