

# HUNTERS®

HERE TO GET *you* THERE



## Fouracre Crescent

Downend, Bristol, BS16 6PX

£1,200,000



Council Tax: G



# Baugh Barn Fouracre Crescent

Downend, Bristol, BS16 6PX

£1,200,000



## DESCRIPTION

Hunters Estate Agents, Downend are proud to bring to the market this stunning converted barn conversion forming part of the original Baugh Farm estate in Downend dating back to the 18th Century.

This unique home offers everything a modern family or professional would require, whilst sympathetically retaining all its character and charm.

The secluded position of the property gives the feeling of a rural setting, backing on to open woodland and the neighbouring Leap Valley with its many nature trails whilst at the same time being in walking distance to many amenities. The amenities include several shops, pubs, bus stops and the highly sought after Bromley Heath Infant and Junior schools which are both rated as outstanding by Ofstead.

Downend and Emersons Green shopping centres are only a short drive away with their array of shops, cafes and restaurants. Excellent transport links means The Avon Ring Road and motorway networks are easily accessible as is the Bristol Cycle Path with Bristol Parkway station only approx 3.5 Miles away with its daily service to London Paddington.

The area is conveniently located for many major employers within Bristol which include: MOD, British aerospace, Rolls Royce and U.W.E to name a few.

On entering the property you are met by an impressive large hallway which can also be used as an extra reception, the remainder of the ground floor comprises: lounge with beautiful Inglenook fireplace and wood burner, sitting room, a fantastic 30ft dining/family room which really is the hub of the house with stunning vaulted ceiling, kitchen/breakfast room with shaker style painted wood kitchen units and oak work tops and a Aga style cooker, utility and cloakroom. To the first floor there are 2 landings to each side of the house which is linked by an impressive Mezzanine level, with access to 5 generous size bedrooms (master with en-suite) and 2 bathrooms. The dual aspect windows in many of the rooms creates a superb light and airy feel to the property.

Externally there are mature lawn gardens to side and rear, driveway providing ample off street parking and an additional barn which requires refurbishment but offers fantastic scope to create further accommodation or potential annex.

There is the added advantage of the property being offered for sale with no onward chain.

## ENTRANCE HALLWAY/RECEPTION

14'10" x 13'10" (4.52m x 4.22m)

Access via a hardwood door, Triple glazed window to front, radiator, hardwood parquet flooring, dado rail, LED downlighters, turning staircase rising to first floor, doors leading through to living room, dining/family room and utility.

## UTILITY

11'3" x 8'4" (3.43m x 2.54m)

Triple glazed window to front, freestanding oil controlled boiler, tiled floor, quartz overlay work top incorporating a ceramic sink bowl unit with mixer tap, wall and base units, space for washing machine and tumble dryer, hardwood door leading out to side of property, door to cloakroom.

## CLOAKROOM

Close coupled W.C, pedestal wash hand basin, tiled splash backs, tiled floor, extractor fan.

## LIVING ROOM

19'2" x 15'10" (5.84m x 4.83m)

Double glazed window to front, double radiator, engineered oak floor, stone effect feature fireplace with gas coal flame effect fire inset, TV point.

## DINING/FAMILY ROOM

31'6" x 12'0" (9.60m x 3.66m)

Dual aspect full height windows to both side with patio doors that lead out to the side (main) garden, vaulted ceiling with wood beams and trusses, exposed stone feature walls, radiator and fan assisted radiator, double doors leading through to lounge, door to kitchen.

## KITCHEN/BREAKFAST ROOM

26'4" x 12'1" (8.03m x 3.68m)

Two double glazed windows to side, triple glazed window to rear, shaker style kitchen with painted wood wall and base units and solid oak work tops, matching larder cupboard, 1 1/2 stainless steel sink bowl unit with mixer spray tap, tiled splash backs, oil fired Age style Heritage cooker, built in Neff induction hob and electric oven, built in microwave, Space for under counter fridge, space for tall fridge freezer, space and plumbing for dishwasher, double radiator, quarry tiled floor, wood beamed ceiling with matching trusses, stable style door leading out to side of property, door to inner hall.

## INNER HALL

Hardwood Parquet flooring, stairs rising to first floor, door to lounge.

## LOUNGE

27'7" x 15'10" (widest point) (8.41m x 4.83m (widest point))

Double glazed French doors leading out to rear garden, 2 windows to side and triple glazed window to side, window to front, double radiator, hardwood Parquet floor, large Inglenook fireplace with tiled hearth and housing a wood burner, double doors leading through to dining/family room.

## FIRST FLOOR ACCOMMODATION:

### LANDING ONE

Window to side, loft hatch, LED downlighters, doors leading to bedroom 2, bedroom 5 and bathroom.

### BEDROOM TWO

15'9" x 12'2" (4.80m x 3.71m)

Dual aspect windows to side, double glazed window to rear, radiator.

### BATHROOM ONE

Window to side, modern contemporary suite comprising: wall hung wash hand basin, panelled bath, close coupled W.C, large walk in glass shower enclosure housing a mains controlled shower with drench head, part tiled walls, tile floor, LED downlighters, extractor fan.

### BEDROOM FIVE/DRESSING ROOM

12'2" x 7'11" (3.71m x 2.41m)

Windows to front and side, built in wardrobe, radiator, door to Mezzanine.

## MEZZANINE

Floor to ceiling window to side, spindled balustrade, stripped and varnished floorboards, original stone archway, beamed ceiling with matching trusses, door leading through to landing 2.

Tel: 0117 956 1234

## LANDING TWO

Loft hatch, LED downlighters, built in airing cupboard housing hot water tank, Velux window to roof void, doors leading to master bedroom, bathroom 2 and bedroom 3 and 4,

## MASTER BEDROOM

15'3" x 12'9" (4.65m x 3.89m)

Triple glazed window to side, window to front, double radiator, door to en-suite.

## EN-SUITE

LED downlighters, chrome heated radiator, pedestal wash hand, close couple W.C, corner shower enclosure housing mains shower system, part tiled walls, tiled floor, extractor fan

## BEDROOM THREE

14'7" x 12'2" (4.45m x 3.71m)

Triple glazed window to rear, double radiator, oak effect LVT flooring, beamed ceiling with matching trusses, floor to ceiling hardwood window to side.

## BEDROOM FOUR

14'5" x 9'5" (4.39m x 2.87m)

Triple glazed window to side, double radiator, fitted wardrobes.

## BATHROOM TWO

Panelled bath with glass shower screen and mains controlled shower over, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, tiled floor, LED downlighters, Velux window to roof void, chrome heated towel radiator.

## OUTSIDE:

### REAR GARDEN

Mature lawn backing onto woodland, side access to front, hardstanding, gated access to side garden, enclosed by boundary fence.

### SIDE (MAIN) GARDEN

Large mature garden backing onto woodland/open space of Leap Valley, under cover seating area laid to patio, variety of plant and shrub borders, enclosed by boundary stone wall and fence.

### FRONT OF PROPERTY

Areas laid to lawn with mature plant and shrub borders.

## DRIVEWAY

Brick paved driveway providing off street parking for several vehicles.

## OUTBUILDING/BARN

Detached barn requiring refurbishment, potential to convert into Annex accommodation (subject to building regs). Currently divided into 3 sections.

### SECTION ONE OF BARN

13'1" x 12'1" (3.99m x 3.68m)

### SECTION 2 OF BARN

13'1" x 10'5" (3.99m x 3.18m)

### SECTION 3 of BARN

13'1" x 9'6" (3.99m x 2.90m)



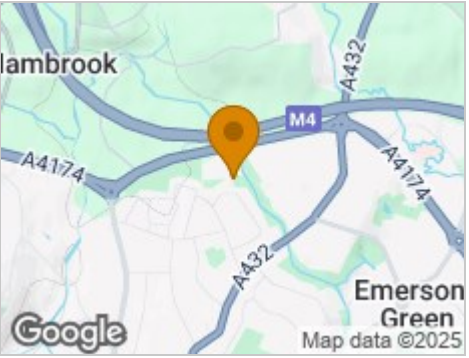
Road Map



Hybrid Map



Terrain Map



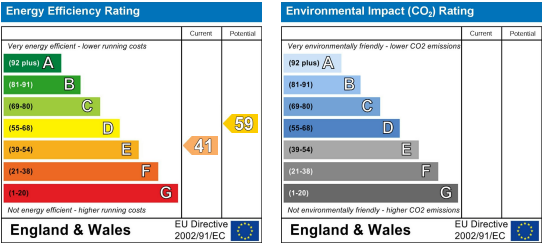
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.