

HUNTERS®

HERE TO GET *you* THERE



Manor Farm Lane

Hill, Nr Berkeley, GL13 9EE

£1,150,000



Council Tax: E



Faraway Farm Manor Farm Lane

Hill, Nr Berkeley, GL13 9EE

£1,150,000



Faraway Farm is a fabulous barn conversion that occupies a magnificent rural setting fronting unspoilt undulating hills and open countryside. Situated just a short 10 minute drive from the thriving market town of Thornbury and equidistance of junction 14 of the M5 motorway, this contemporary rural home has been thoughtfully designed to provide a sleek, stylish and modern interior with all mod-cons. Flexible and versatile in arrangement, this handsome, recently converted barn is of grand proportions totalling approx; 3,243 sq ft to incorporate an exceptional one bedroom self contained annex. Comprising exceptionally bright, light and welcoming accommodation with the added benefit of an adjacent stable block and paddock, this stunning home represents an exciting opportunity to secure a magnificent home in an extraordinary setting. Internal viewings are enthusiastically encouraged.

MAIN HOUSE;

At ground floor level the main accommodation is flooded with light from large windows and sliding glazed doors that open to a generous open plan family room, this area incorporates a fabulous fully integrated kitchen with adjacent separate dining room. Furthermore there is a master bedroom with en-suite, study, utility and cloakroom, whilst on the first floor there are three further bedrooms and family bathroom.;

ANNEX;

The annex also enjoys an impressive, fully integrated open plan kitchen/diner/living room with incredible country views, whilst there is a large ground floor

double bedroom, fully fitted en-suite and utility. In our opinion if not used for a dependent relative, the annex holds potential to generate a second income. (subject to getting the necessary consent.)

OUTSIDE;

Next to the annex there is a fully insulated detached studio with power and light, whilst there is a detached stable block and extensive car parking. The land and gardens are in the majority at the front of the property, these are East facing with extensive decked area incorporating well tended beds and borders with substantial pergola and parking for numerous vehicles. An established wooded copse with natural pond are additional features that combined with Oil fired central heating and double glazing compliment this highly desirable family residence of distinction.

MATERIAL INFORMATION

Tenure Type; Freehold

Council Tax Banding; South Gloucestershire Band E
Services; Private drainage

Heating; Oil central heating

Anti-Money Laundering Regulations

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

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