



Old Gloucester Road,,
BRISTOL, BS36 1RT

£1,250,000

Property Features

- Detached Barn
- Quadruple Garage & Double Garage
- Four Bedrooms
- Circa 3.0 Acres
- Solar and Air Source Heat Pump
- UnderFloor Heating
- Two Reception Rooms



Full Description

Hallway

With feature double glazed arch window to the front and rear, vaulted style ceiling with exposed beams, exposed stone walling, stairs case rising to the first floor, wall light points, glazed doors to the kitchen, glazed doors to the dining room, alarm control panel. Under floor heating.

Living Room

18'10" x 20'2"

Feature stone built fireplace with wood burning stove, two double glazed windows to the front, two double glazed windows to the side, exposed beamed ceiling, under floor heating, glazed double doors to the hallway, glazed door to the side, smoke detector, telephone point, spot lighting.

Kitchen

19'0" x 17'11"

Double glazed door to side, two double glazed windows to side and front. Large island with integrated bin, dishwasher and induction hob with built-in extractor Inset sink with Cooker hot water tap. A range of wall, base and larder cupboards. With integrated fridge and freezer, oven, combination oven and warming drawer. Double larder cupboard with pull out drawers and shelving. Under floor heating.

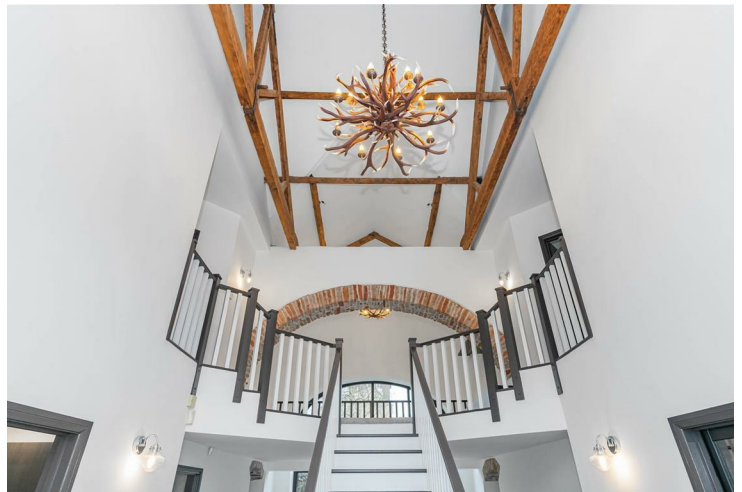
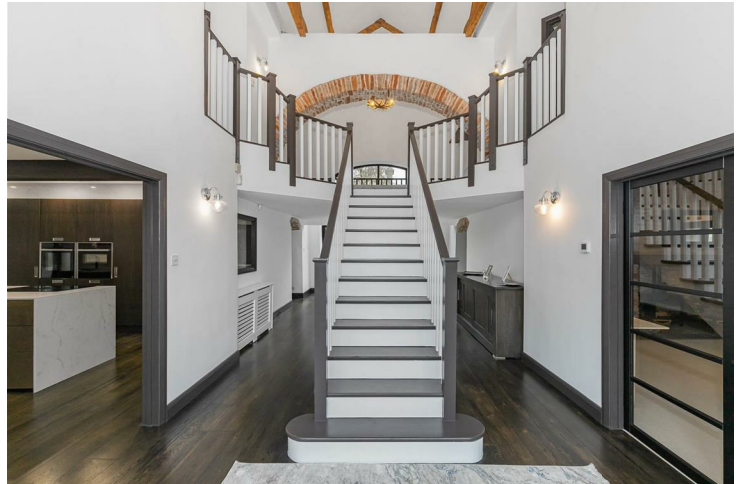
Study / Reception

18'10" x 11'8"

Double glazed window to the rear, glazed door to the rear, vaulted style ceiling with exposed ceiling beams, exposed stone walling.

Rear Hall

Vaulted style ceiling with exposed beams, exposed stone walling, double glazed and French doors to the rear, under flooring heating, wooden door to the utility room, wooden door to the cloakroom.



Cloakroom

7'7" x 3'3"

Low level WC, vanity hand wash basin with mixer tap and part panelled walls.

Utility Room

12'9" x 11'8"

Double glazed window to rear, a range of base units with space for washing machine stainless steel sink with mixer tap and drainer to splashback and extractor. Plant room with controls for solar panels and air source heat pump controls. Door to double garage.

Mezzanine

Vaulted style ceiling with exposed wooden beams, balustrade, feature archway with exposed stone walling, radiator, telephone point. wall light points.

Workshop

21'1" x 7'4"

Window to the front, door to the rear, exposed stone walling, door to the garage.

Bedroom 1

19'0" x 13'9"

Two double glazed windows to the front, two double glazed windows to the side, radiator, television point. Door to Ensuite.

En suite

7'5" x 5'10"

Double shower cubicle with mains shower, low level WC, vanity hand wash basin with mixer tap and tiled splashback, shaver point heated towel rail and window to front.

Bedroom 2

15'5" x 13'9"

Two double glazed windows to the side, radiator, television point, access to the loft space. Door to:

Ensuite

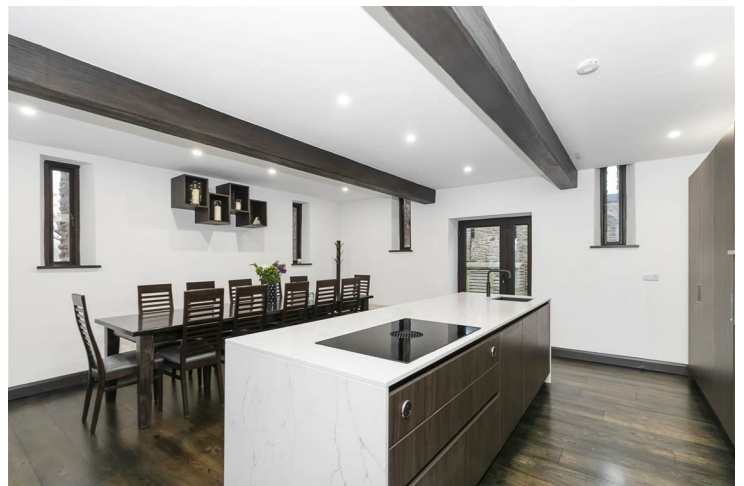
6'5" x 5'8"

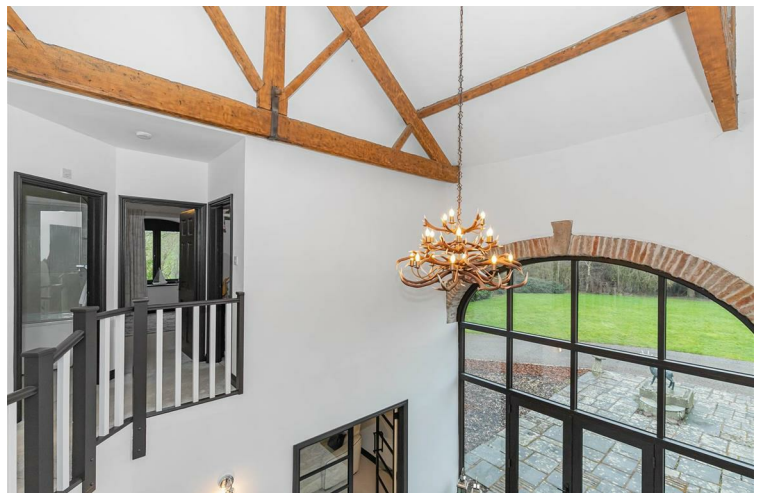
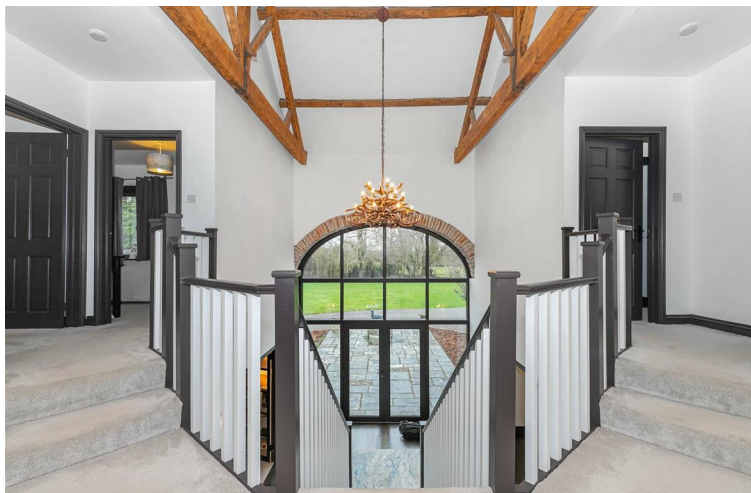
Windows to the front and side, panelled bath, low level w.c., pedestal wash hand basin, part tiled walls, ceiling spot lighting, tiled flooring, radiator.

Bedroom 3

13'2" x 10'9"

Two double glazed windows to the front, radiator, television point.





Bedroom 4 / Dressing Room

19'0" x 6'5"

Double glazed windows to the side and rear, access to the loft space.

Bathroom

7'10" x 6'5"

Double glazed window to the rear, bath with mixer taps and shower attachment over, wall mounted wash hand basin, heated towel rail, low level w.c., ceiling spot lighting, tiled flooring, tiled walls.

Land and Gardens

Accessed via double electric metal gates, gravelled driveway providing off street parking for several vehicles, lawned area, mature trees and hedging, lighting, gravelled area to the side, gate leading to the rear paddock, gate leading to the side paddock, covered area next to property providing wood storage area.

REAR GARDEN Stone walling, paved patio, planted borders, outside tap, wooden door to the workshop mature shrubs and trees, wooden double doors to the garage, pergola, external power and lighting, water feature, wooden bridge leading to side paddock.

SIDE Paddock 71m x 17m extending to 20m approx. Enclosed by fencing natural hedging and some stone walling, and mainly lawned.

ADDITIONAL PaddockS Additional paddocks to the front totalling approx. two acres. They are currently separated into three paddocks with gates and fencing.

Double Garage

Access by wooden gates to the front, door leading to the workshop, power and lighting, exposed stone walling, wooden gates to the rear, door to the utility room.

Quadruple Garage

With light and power and four electric roller doors.

Spfication

Install Air Source Heat Pump - March 2022

Install Solar Panels – November 2022

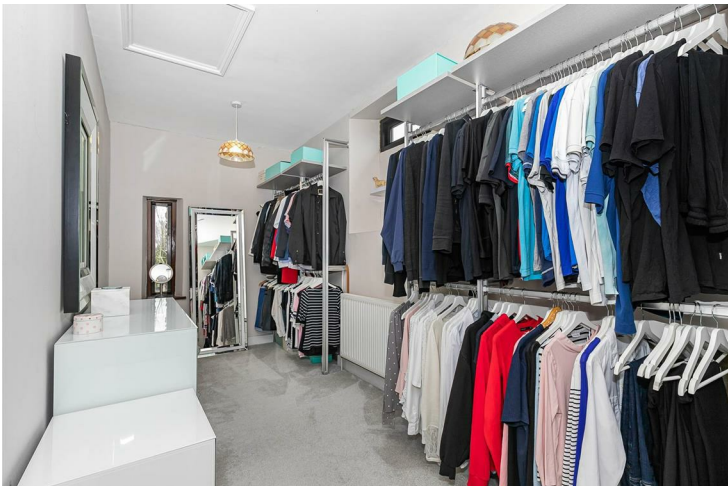
Roof Replacement – October 2022

Install Underfloor heating system – March 2022

New Kitchen, Oak flooring – April 2022

Replacement Windows fitted – November 2022

New Wood Burning Stove installed – January 2023



- Damp Proofing – April 2024
- Garage Roof replacement – November 2022
- Detached Garage built – March 2023
- Air Source Heat Pump was installed under a RHI grant which pays back £486 Quarterly and will continue until March 2029. The payments will be transferred to the new owner.
 - Solar Panels are connected through a Smart Meter which exports excess electricity back to the grid to reduce bills.
 - Underfloor Heating is controlled by Wifi room stats and can be controlled by App on phone or by individual room stats.

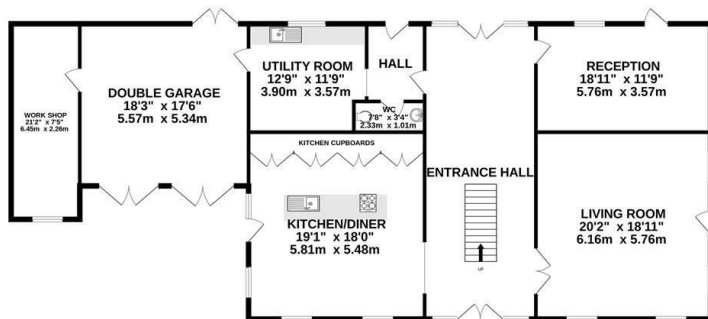


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

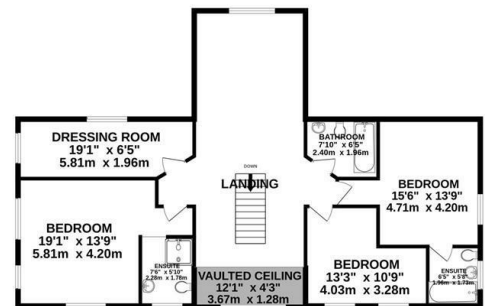
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
2074 sq.ft. (192.7 sq.m.) approx.



1ST FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 3174 sq.ft. (294.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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