



Meadow Barn Stanton Lane, Bristol, BS39 4AL

£1,274,000

Nestled in the tranquil village of Pensford, this exquisite detached barn conversion "Meadow Barn" offers a unique blend of modern living and rustic charm. With four spacious bedrooms and three well-appointed bathrooms/ensuites, this property is perfect for families or those seeking ample space for guests. The interior is presented to a high standard, featuring stunning vaulted ceilings and elegant curved arched doors that enhance the sense of space and light throughout.

The property boasts a generous reception room, providing versatile areas for relaxation, entertainment, or work. The views over the iconic viaduct from the front of the home add to its appeal, creating a picturesque backdrop for everyday life. The location is conveniently close to local amenities and offers excellent transport links to the vibrant cities of Bristol and Bath, making it ideal for commuters.

Outside, the property is equally impressive, with ample off-street parking for up to five vehicles, a garage, and a delightful front patio/terrace that invites outdoor living. The rear garden provides a private retreat, perfect for enjoying the peaceful surroundings. Additionally, the plot includes two separate annexes, presenting an excellent opportunity for generating extra income or accommodating guests. A separate games

Entrance via double archway front door into

Hallway

14'1" x 11'5" (4.31 x 3.49)



Wood flooring, stairs rising to first floor landing, vaulted ceilings with window and Velux allowing plenty of light, inset spots, exposed wooden beams, understairs storage cupboard, contemporary radiator, glazed double doors to

Sitting/Dining Room

14'0" x 32'7" (4.28 x 9.95)



Double arched doors to front patio, 2 double glazed windows to front aspect, wood flooring, 3 contemporary wall mounted radiators, storage cupboard with shelving,

Kitchen/Breakfast Room

14'0" x 26'8" (4.28 x 8.14)



Double glazed windows to front aspect, stable style door to front aspect, wood flooring, 3 radiators, a range of mainly floor units with Quartz work surfaces over, 1 1/2 bowl Villeroy and Boch sink unit with mixer taps over, Bosch induction hob with extractor hood and Quartz splash back, under unit lighting, large central island with Quartz work surface over and ample storage beneath, integrated full sized dishwasher, area for bar stools, space and plumbing for American style fridge freezer, separate area with further storage space, opening for microwave and double oven/grill and warming drawer, door to

Utility Area

8'0" x 6'5" (2.45 x 1.96)

Tiled flooring, a range of wall and floor units with work

surface over, period style radiator, inset spots, space and plumbing for washing machine, opening to storage cupboard with space for tumble drier, space for hanging coats, door to

Downstairs W/C

Double glazed window to front aspect, suite comprising low level w/c, wall mounted wash hand basin, chrome heated towel rail, tiled flooring, extractor.

First Floor Galleried Landing



Wood flooring, spot lights, double doors opening to rear garden, storage cupboard housing pressurised heating system with space for clothes, 2 modern contemporary radiators, up lit wooden beams, doors to

Family Bathroom

11'8" x 6'5" (3.57 x 1.98)



Velux window, wood flooring, suite comprising low level w/c, freestanding bath with shower attachment and tap over, double sinks with storage beneath, fully tiled corner shower cubicle with hinged glazed door and mains rainfall shower with separate attachment over, vaulted ceiling, exposed wooden beams, downlighters, 2 brushed steel radiators, part low level panelled walls, extractor.

Master Bedroom

15'1" x 14'11" (4.60 x 4.56)



Double glazed window to front aspect, radiator, wooden beams with lighting, large Velux window, wood flooring, large storage cupboard with shelving and hanging space, door to

En Suite

8'0" x 6'8" (2.46 x 2.04)



Velux window, wood flooring, low level w/c, double wash hand basins with storage beneath and taps over, low level wooden panelling, chrome heated towel rail, alcove shelving, fully tiled shower cubicle with hinged glazed door with mains rainfall shower with separate attachment over, lighting, extractor.

Bedroom Two

15'4" x 13'6" (4.69 x 4.14)



Double glazed windows to front aspect, Velux window, exposed beams with lighting, 2 radiators, wood flooring.

Bedroom Three

9'1" x 13'2" (2.79 x 4.03)



Double glazed window to front aspect, radiator, wood flooring, exposed wooden beams with vaulted ceilings and glazed panelling.

Bedroom Four

11'8" x 11'4" (3.57 x 3.47)



Double glazed windows to front aspect, wooden beams with light source from hallway, wood flooring, radiator, storage cupboard with hanging rail, door to

Ensuite

Wood flooring, suite comprising low level w/c, wash hand basin with chrome mixer tap over and storage beneath, part panelled walls, chrome heated towel rail, shower cubicle with hinged glazed door with mains rainfall shower with separate attachment over, light and extractor.

Outside



The front of the property is accessed via a wrought iron gate onto a driveway providing ample off street parking and access to the garage and games room. There is a large expanse of patio and wooden decking with lighting providing ample space for outside entertaining enjoying views across to the Viaduct and church. There is a POD point fitted for EV cars, steps rise up to the garden via a wrought iron gate onto terraced mulched borders with railway sleeper borders containing a mixture of herbaceous perennials, plants and shrubs. The air source heat pump is located in this area. At the top of the garden is a further wooden terrace ideal for further garden furniture with an area of lawn. The remainder is laid to plum slate for ease of maintenance. The rear garden is enclosed by wooden featheredge fencing.

Garage

10'3" x 16'6" (3.13 x 5.05)

Double wooden gates.

Games Room/Office

21'11" x 16'6" (6.69 x 5.05)



Two sets of double doors to front aspect, radiator, wood burning stove, slabbed flooring, bar area.

Annex One

9'10" x 28'6" (3.02 x 8.71)



Open plan, door to front aspect, double doors to front aspect, window to front, wood effect flooring, 3 period style radiators, a range of wall and floor units, with marble work surface over with splash backs, 1 1/2 bowl Franke sink unit with chrome mixer taps over, space for freestanding fridge freezer, cupboard housing Worcester gas boiler, AEG oven and grill, 4 ring electric hob and extractor hood over, extractor, exposed wooden beam, 2 obscured windows to rear aspect, window to side aspect, stairs rising to first floor landing with wooden and glass balustrade.

Agents Note: The heating is LPG gas.

First floor Landing

Obscured window to rear aspect, doors to

Shower Room

Suite comprising concealed cistern w/c, storage cupboards, contemporary oval sink with mixer taps over, chrome heated towel rail, shower cubicle with sliding glazed door with mains shower over, extractor, light, mirror fronted wall cabinet.

Bedroom One

10'8" x 12'9" (3.27 x 3.90)



Double glazed window to front aspect, stable style door with Juliette balcony to front aspect, period style radiator.

Bedroom Two

7'4" x 6'10" (2.24 x 2.09)



Single radiator.

Annex Two



Doors to

Sitting Area

12'7" x 8'0" (3.84 x 2.44)

Window to front aspect, tiled flooring, wood panelling, electric heater, inset spots, stairs rising to first floor, opening to

Kitchen

9'2" x 9'7" (2.80 x 2.93)



A range of storage cupboards with worksurface over, space for fridge, circular sink with taps, space for electric cooker, electric heating, space for kitchen table.

Bedroom

10'8" x 18'5" (3.27 x 5.62)



Double glazed windows to front aspect, double glazed doors with Juliette balcony to side aspect, 2 electric heaters, door to

Shower Room

4'0" x 6'8" (1.23 x 2.04)



Suite comprising shower cubicle with shower attachment over, low level w/c, small wash hand basin with mixer taps over, part panelled walls, extractor.

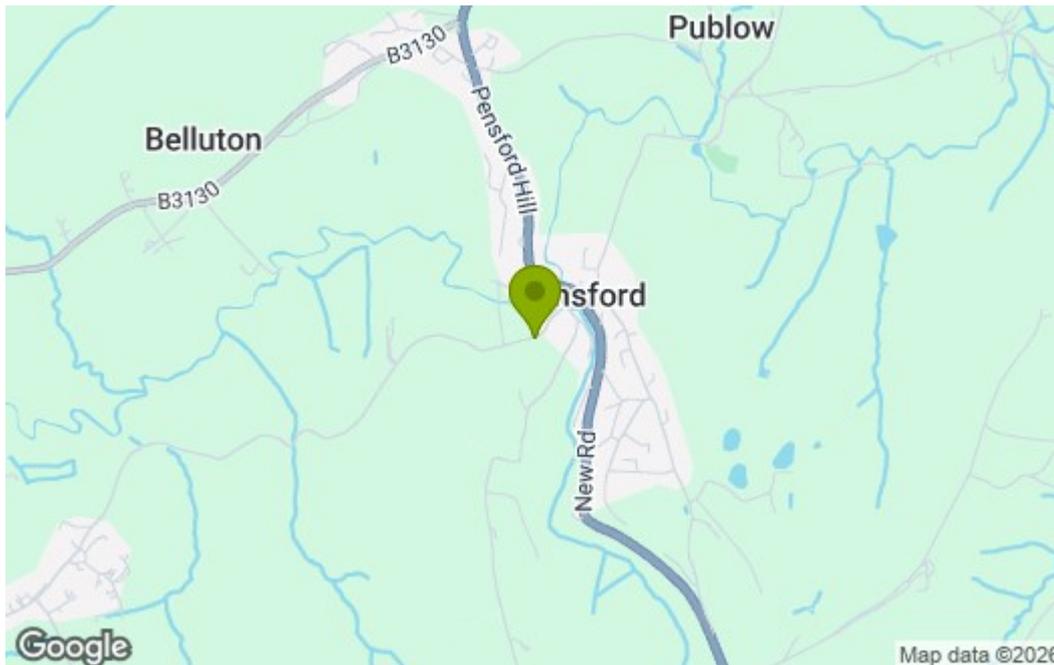
Directions

Sat Nav BS39 4AL

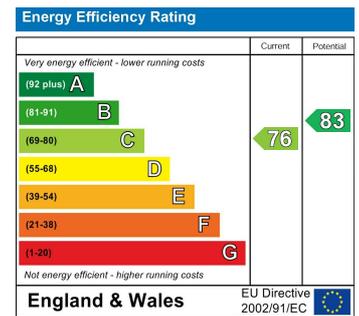
Floor Plan



Area Map



Energy Efficiency Graph



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