

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	

Swallow Court, Stockwood Lane, Bristol, BS14

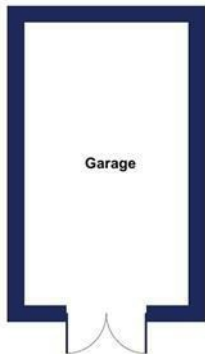
Approximate Area = 1688 sq ft / 156.8 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1864 sq ft / 173.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1500782



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2 Swallow Court Stockwood Lane, Stockwood, Bristol, BS14 8NE



£950,000

A beautifully presented and substantial four bedroom barn conversion boasting character throughout and a generous rear garden.

- Grade II Listed
- Lounge
- Dining room
- Kitchen/breakfast room
- Four bedrooms
- Ensuite
- Bathroom
- Garage
- Generous rear garden
- Characterful features



2 Swallow Court Stockwood Lane, Stockwood, Bristol, BS14 8NE

This stylishly presented and characterful Grade II Listed barn conversion offers generous accommodation throughout, complemented by a beautifully landscaped rear garden, making it an exceptional home for growing families.

The property is entered via a welcoming entrance hall with attractive stone flooring, leading to a spacious dual-aspect lounge featuring an exposed stone wall and an impressive fireplace. A separate dining room opens through double sliding wooden doors into a well appointed kitchen/breakfast room, which enjoys direct access to the rear garden and connects to a practical utility room. The ground floor is completed by a convenient WC. Upstairs, four well proportioned bedrooms all showcase the property's character, with vaulted ceilings, exposed original beams, and wooden floorboards throughout. The principal bedroom benefits from built in wardrobes and an en-suite, while another bedroom features a bespoke snug area nestled within the vaulted ceiling alongside its own wet room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the beautifully landscaped rear garden has been thoughtfully designed to offer a variety of spaces to enjoy, including paved seating areas, a generous lawn, and a dedicated section with flower beds and vegetable patches. A raised deck, accessed via wooden steps, provides a wonderful point to take in far reaching views. To the front, the property is approached via a shared courtyard, finished predominantly with decorative chippings and an allocated parking area.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.4m x 1.9m (17'8" x 6'2")

Double glazed window to front aspect, doors leading to ground floor rooms and staircase to first floor with a bespoke dog cage fitted below. Original wooden beams, stone flooring, radiator and power points.

LOUNGE 6.3m x 4.4m (20'8" x 14'5")

Wooden double glazed window to front aspect and French doors to garden. Exposed stone wall and chimney breast with feature gas fireplace. Wooden floorboards, radiator and power points.

DINING ROOM 4.1m x 3.5m (13'5" x 11'5")

Double glazed windows to rear aspect, wooden sliding doors to kitchen, stone flooring, radiator and power points.

KITCHEN/BREAKFAST ROOM 4m x 4m (13'1" x 13'1")

Double glazed windows to rear garden, barn door to utility, wooden to garden and sliding doors to dining room. Matching wall and base units with marble work surfaces over and integrated dishwasher. Space for white goods and range cooker between exposed stone brick chimney breast. Double bowl Belfast sink with taps over, stone flooring, radiator and power points.

UTILITY ROOM 2.2m x 1.9m (7'2" x 6'2")

Double glazed windows to front aspect, base units with wooden work surfaces over and a counter top mosaic basin with mixer tap over. Space for American fridge freezer, space and plumbing for washing machine and a wall mounted combination boiler. Tiled splashbacks, stone flooring, and power points.

WC 1.9m x 0.8m (6'2" x 2'7")

Glass wash hand basin with mixer tap over, low level WC, stone flooring and a radiator.

FIRST FLOOR

LANDING 6.4m x 2m (20'11" x 6'6")

Velux window to front aspect and wooden doors to first floor rooms. Storage cupboards and wall display recesses with spotlights. Original wooden beams, wooden floor boards, radiator and power points,

BEDROOM ONE 4.4m x 4.2m (14'5" x 13'9")

Double glazed window to rear aspect, built in wardrobe with wooden doors and door to en suite. Vaulted ceilings with original wooden beams, wooden floorboards, radiator and power points.

EN SUITE 2.5m x 1.3m (8'2" x 4'3")

Walk in shower cubicle off mains, pedestal basin with hot and cold taps and a low level WC. Tiled walls to wet areas and wall panelling to other, wooden floorboards, extractor and spotlight lighting.

BEDROOM TWO 4.1m x 2.9m (13'5" x 9'6")

(Measurements excluding wardrobe) Velux window to rear garden, built in wardrobe with wooden door, vaulted ceiling with wooden beams, wooden floor boards, radiator and power points.

BEDROOM THREE 4.5m x 3.3m (13'1",16'4" x 10'9")

Velux window to rear aspect, wooden door to wet room and wooden steps to snug area in vaulted ceiling. Curtain over fitted wardrobe area, original wooden beams, wooden floorboards, radiator and power points.

WET ROOM 1.9m x 0.8m (6'2" x 2'7")

Shower off mains, vanity basin unit with mixer tap over and wall mounted mirrored cupboard unit above. Tiled walls and flooring.

BEDROOM FOUR 3.5m x 2.5m (11'5" x 8'2")

Velux window to front aspect, curtains over fitted wardrobes reaching up into the vaulted ceilings, original wooden beams and wooden floorboards. Radiator and power points.

BATHROOM 2m x 1.9m (6'6" x 6'2")

Panelled bath with taps and shower attachment over, pedestal basin with hot and cold taps over and a low level WC. Tiled walls to wet areas, original wooden beams and wooden floorboards. Extractor fan, spotlights and radiator.

EXTERIOR

FRONT OF PROPERTY

Shared courtyard with neighbouring houses of mainly laid to decorative chipping and access to garage.

REAR GARDEN

Landscaped with a mix of level lawn, areas of of chippings and patios for outdoor seating plus a wooden pergola with cooking area and wooden bench. Gated fenced area to the rear of the garden with raised flower beds and vegetable patches as well as a greenhouse. Stone wall boundaries enclosing the garden and a wooden steps to raised decked area for seating overlooking far reaching views.

GARAGE

Adjacent to the property with boarded loft space and power points.

PARKING

Two parking spaces in shared decorative chipping area plus visitors parking.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band G according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

