



1 Dairy Barn
Hailstones Farm, Redhill, Bristol, BS40 5TG

Robin King | Estate Agents

1 DAIRY BARN, HAILSTONES FARM, REDHILL, BRISTOL, BS40 5TG

A 3 double bedroom barn conversion in a rural location with ample parking and an enclosed rear garden with superb far-reaching country views

- Approx 1,180 sq ft well proportioned accommodation
- Well fitted kitchen and spacious dining room
- Principal bedroom with luxurious en-suite shower room
- Enclosed rear garden plus small paddock with stunning views over open countryside
- In catchment for “Outstanding” Churchill Academy and Sixth Form Centre
- Bristol Airport 2 miles / Bristol city centre 10.2 miles / Yatton station within 6.4 miles for mainline railway services – Paddington from 114 mins / M5 Jct 20 within 11 miles (all distances approx)

1 Dairy Barn is a well-appointed barn conversion situated at the end of a shared private driveway off the A38 at Redhill. There is a large enclosed gravelled private parking area to the front, which offers potential for enhancement to create a garden area to sit and enjoy the sheltered sunny location. A block paved terrace runs across the front of the property, which is characterised by 3 arched glazed double doors to the front, beamed ceilings and wooden latched doors.

The property is accessed through the central glazed door, into the sunny hallway running across the front of the property. To the right is the generous sitting room, with beamed ceiling. The adjacent dining room benefits from lovely views over the rear garden and to the surrounding fields and countryside beyond. Two steps in the hallway lead down towards the kitchen, which is fitted with a good range of wooden wall and base units. There is a Zanussi oven and induction hob with overhead extractor fan along with plumbing for a washing machine and a dishwasher, and space for a free-standing fridge/freezer and a central island unit. A glazed door provides access to the rear garden. Adjacent to the kitchen is a downstairs cloakroom.

Stairs lead up and round to a landing area with a useful storage cupboard. There are 3 double bedrooms upstairs and a family bathroom with tongue and groove panelling and a bath with a shower over. The principal bedroom overlooks the wonderful surrounding countryside and has a recessed double wardrobe and a luxurious en-suite shower room.

Outside

To the rear is an enclosed garden bounded by low stone walls to two sides and a fence





to the third. Laid to lawn, the garden offers scope for creative planting to further enhance a wonderful place to sit and enjoy the surrounding countryside views. A wooden gate opens through the boundary wall to the small paddock beyond, which provides another wonderful place to sit and enjoy the surroundings.

Location

Redhill village lies in an elevated position some 2 miles south west of Winford, which has a junior school, pub and a post office. Further amenities are available within 2 miles west at Wrington, including primary schooling and playschool, and secondary schooling is available nearby at the “Outstanding” Churchill Academy and Sixth Form Centre. Redhill is surrounded by the picturesque Mendip Hills Area of Outstanding Natural Beauty, and is close to lakes at Chew Valley and Blagdon. Bristol International Airport is within 2 miles, Bristol 10 miles north east and the M5 within 12 miles, either at Jct 21 St Georges or Jct 20 Clevedon north east. Mainline rail services to London (journey time from 114 minutes) are available within 6.4 miles from Yatton station.



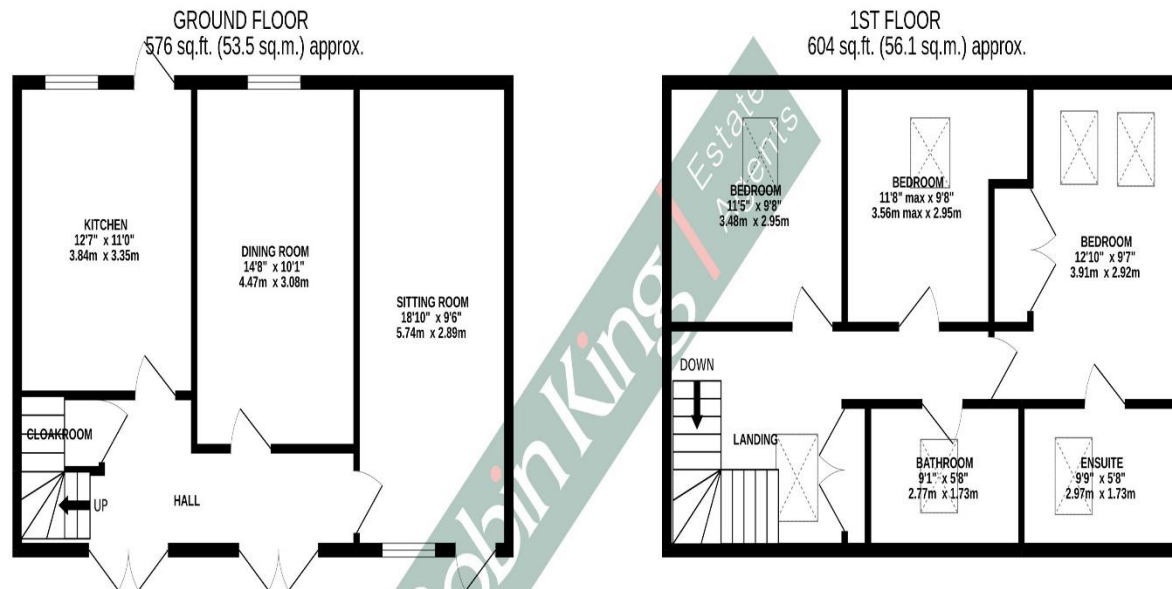
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the A370 Bristol Road, and after approx. 0.5 miles turn right onto the Wrington Road and continue for approx. 2 miles through Udley and onto West Hay Road. Having passed the right hand turning to Albury’s take the next left onto Chapel Hill and continue along Roper’s Lane to the end, going straight over to Long Lane and beyond Barley Wood Walled Garden. Long Lane turns into Church Lane; continue to the end and turn left onto the A38 Red Hill. Continue past the right turn to Row of Ashes Lane and take the private road to the left, at the end of which 1 Dairy Barn is on the left-hand side. **EPC RATING – C**

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1908.44 (2021/22)
 * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – Mains water and electricity, septic tank drainage, oil fired central heating



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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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