

The logo for Milburys, featuring the name in a white serif font on a dark blue background. Below the name is a small white house icon, and further down, the words 'SALES LETTING MANAGEMENT' are written in a smaller, white, sans-serif font, following the curve of a thin white line.

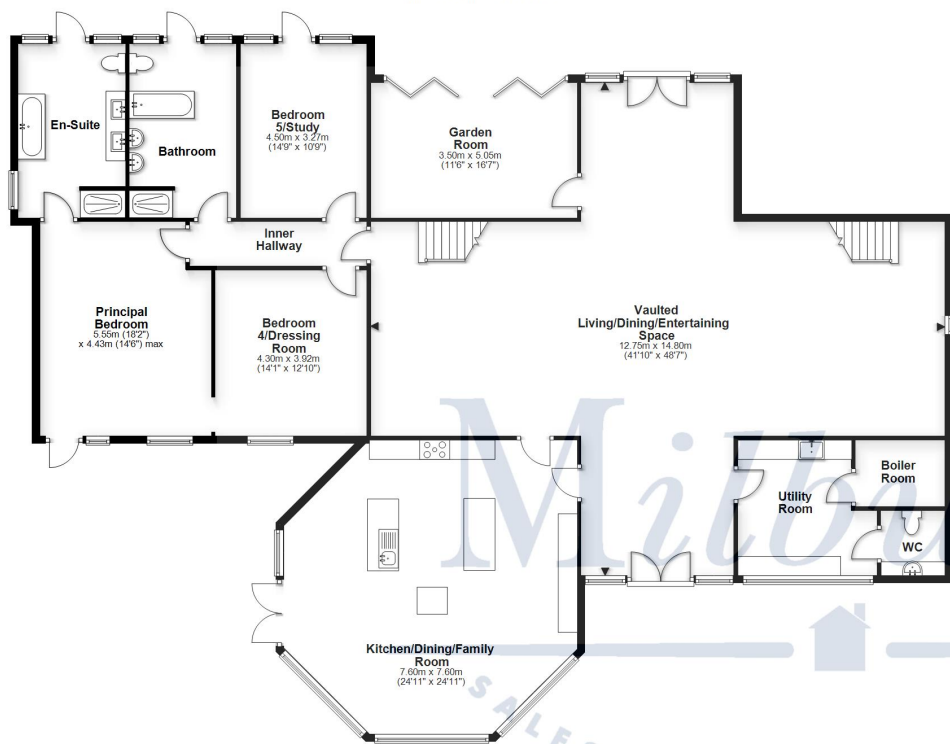
Milburys

SALES LETTING MANAGEMENT

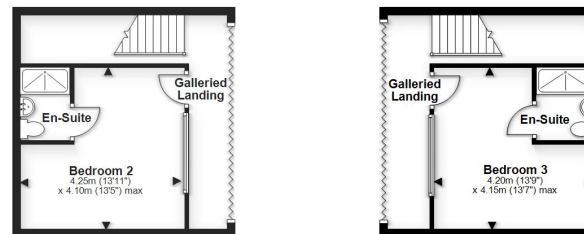
A wide-angle photograph of a rural landscape. In the foreground, a large, green field is bathed in sunlight, with long shadows cast across it. In the middle ground, a large, traditional stone barn with a gabled roof and a smaller attached structure is visible. The background shows more trees and a clear blue sky with a few wispy clouds. The overall scene is peaceful and scenic.

'Bagstone Court Barn', Bagstone Road, Bagstone, South Gloucestershire GL12 8BD £1,500,000

Barn Ground Floor
Approx. 288.8 sq. metres (3108.1 sq. feet)



Barn First Floor
Approx. 35.3 sq. metres (379.5 sq. feet)



Mitoburys
SALES LETTING MANAGEMENT

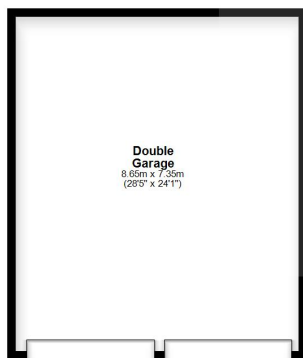
Annexe

Approx. 123.0 sq. metres (1324.3 sq. feet)



Double Garage

Approx. 63.6 sq. metres (684.4 sq. feet)



Total area: approx. 510.6 sq. metres (5496.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

'Bagstone Court Barn', Bagstone Road, Bagstone, South Gloucestershire GL12 8BD

'Bagstone Court Barn' is a distinctive Grade II Listed conversion in a private rural setting offering expansive and adaptable five-bedroom accommodation, complemented by the adjacent three-bedroom annexe. It presents a fantastic opportunity for multi-generational living, perhaps for those working from home, or maybe those looking to continue a successful 'Airbnb' business! The barns sit in substantial grounds of circa 3 acres, approached through an electric five-bar gate, leading to extensive gravelled parking and a double garage. To the left is a large duck pond, with the fields stretching out behind and far reaching views across open countryside. Once inside we hope you will be blown away by the personality and character on offer. The impressive entrance leads directly into an open-plan living space with a high vaulted ceiling and galleried bedrooms above. There is a formal dining area to the left and soft furnishings to the right, where you can relax in front of the wood-burning stove on chillier evenings. The 'octagonal' kitchen/dining/family room is a particular feature, with its vaulted ceiling, quality fitted cabinets and islands (with integrated appliances), plus plenty of space to sit and enjoy gatherings with family and friends. There are three bedrooms on the ground floor, including a luxury en-suite and equally luxurious family bathroom – both with full-height glazed doors and windows affording views of the grounds. A sun-room at the rear opens out on to the formal garden area, a sanctuary to escape to or somewhere to sit and read a good book! Both first-floor bedrooms have individual staircases and full en-suite facilities. The separate annexe is currently configured with a home office and gym at one end, the other end as a self-contained two-bedroom property - complete with living room/bedroom 3, a fitted kitchen, two bedrooms and two bathrooms (one en-suite). Overall a fantastic character home that would accommodate many interests and hobbies, inside and out – equestrian, gardening, working from home? We look forward to showing you around this special and unique country residence!

Situation

Rangeworthy is a rural village to the Northeast of Bristol, East of the M5 and A38, and circa 5 miles from M5 Junction 14 - ideal for commuters to Bristol or Cheltenham/Gloucester. It offers a primary school, village pub, Indian restaurant plus Holy Trinity Church and is surrounded by open farmland with good access to country walks, footpaths and bridleways. The nearby market towns of Chipping Sodbury, Thornbury and Wotton-under-Edge all provide excellent shopping facilities and amenities, plus there are very good secondary schools nearby, Katharine Lady Berkeley in Kingswood, The Castle Secondary School in Thornbury and The Ridings Academy in Winterbourne.

Property Highlights, Accommodation & Services

- Stunning Conversion Of A Tithe Barn - Grade II Listed
- Private Rural Setting With Extensive Views - Grounds Extending To Circa 3 Acres
- Separate Three Bedroom Annexe With two Bathrooms - Providing Additional Income Or Perfect For Dependent Relatives
- Open Plan Living And Dining Space With Vaulted Ceiling - Fantastic Entertaining Space - Wood-Burning Stove
- Impressive Octagonal Fitted Kitchen With Integrated Appliances, Space For Table And Chairs, Separate Utility And Cloakroom
- Five Bedrooms, Three With En-Suites, Plus Family Bathroom
- Separate Garden Room With Bi-Fold Doors To Formal Gardens
- Rural Aspect Across Meadows And Countryside, Duck Pond, Formal Gardens
- Extensive Gravelled Parking, Double Garage
- Mains Drainage, Oil Central Heating

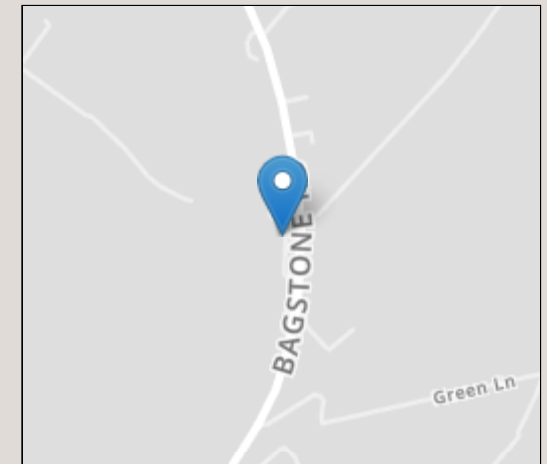
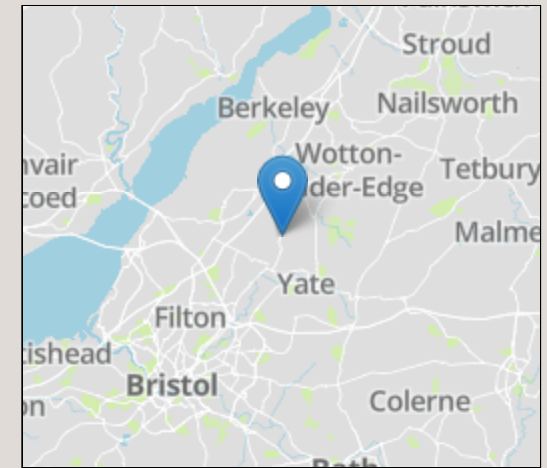
Directions

Travelling north along the B4058, look out for the entrance to Bagstone Court Barn on your left hand side about half a mile after passing the Rose & Crown at Rangeworthy. This entrance is also used by two other properties.

Local Authority & Council Tax - South Gloucestershire - Tax Band G

Tenure - Freehold

Contact & Viewing - Email: thornbury@milburys.co.uk **Tel:** 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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