



**'The Cider Barn', Sundayshill Lane, Rockhampton, South Gloucestershire GL13
9DS**

**Offers in Excess of
£1,000,000**

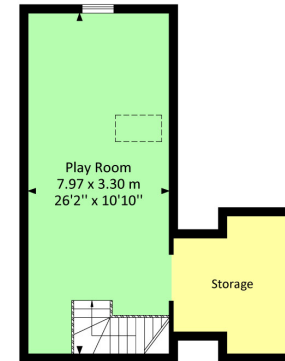
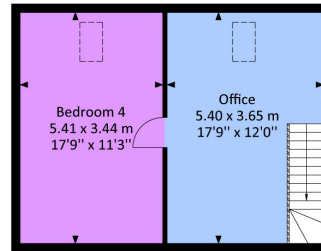
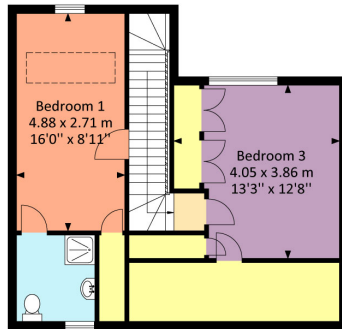
The Cider Barn, Rockhampton, Berkeley,
South Gloucestershire, GL139DS

Internal Area (Approx)

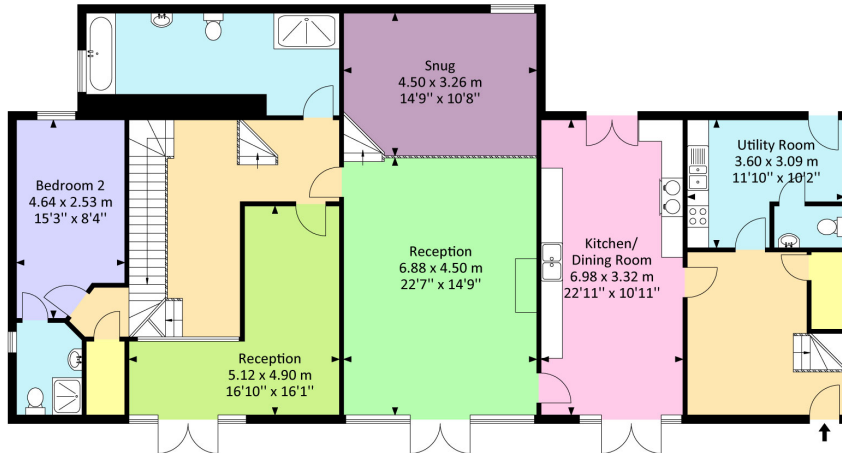
369.90 Sq.M / 3981.10 Sq.Ft

For identification only. Not to scale.

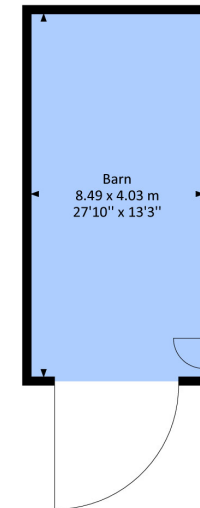
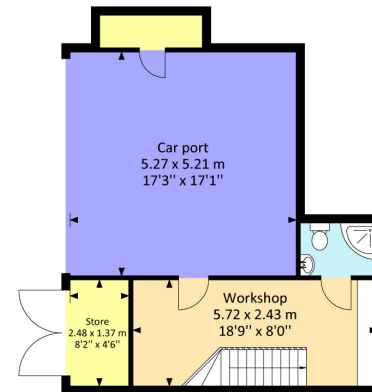
Produced by Energy Plus



First Floor



Ground Floor



'The Cider Barn', Sundayshill Lane, Rockhampton, South Gloucestershire GL13 9DS

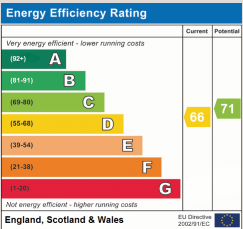
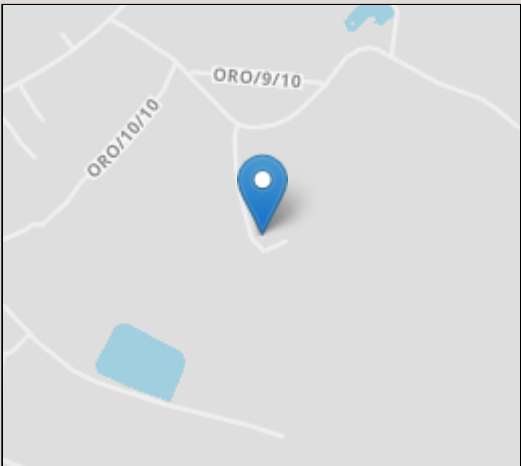
'The Cider Barn' is a stunning conversion with character and style in abundance. It is secreted away in countryside to the north of the market town of Thornbury, with grounds extending to circa 1.28 acres, plus a further 1.77 acre paddock by separate negotiation, complete with Class Q planning permission for dwelling (see 'Promap' image, highlighted in red and blue respectively). It is tucked away off a leafy country lane, over the hillside to the east of M5 J14 in the Berkeley Vale, sharing a private driveway with two other rural dwellings all surrounded by open fields. The barn offers expansive living space, with multiple options for bedrooms and home-working – plenty of room for a busy family to spread out and enjoy their interests, inside and out. The bespoke hand-made kitchen/dining room, with 'Aga', runs front to rear, with doors at each end opening onto outdoor seating areas with country views. The superb main living space is vaulted and again is dual-aspect - with French doors, a wood-burning stove and a split-level 'snug' for relaxing in front of a movie. There is also a separate family room, again with doors to the garden – fantastic space for entertaining family and friends. Twin staircases allow for internal separation, plus there is a detached 'annexe' across the shared driveway – this comprises covered parking, workshop space, a shower room and an additional games/studio room above. Bedroom numbers depend upon on your preferred combination - a minimum of four, plus two en-suite shower rooms and the fabulous family bathroom. The gardens are a delight and include an al-fresco dining area featuring the original stone cobble circle once used in cider production. Sweeping lawns stretch down to a gap in the mature hedgerow leading to the modern wooden barn and the field just beyond. Country walks start at the end of the driveway, with many rural rambles just waiting to be discovered. The additional lot has a separate vehicular access from Sundays Hill Lane - a great spot for those with agriculture or equestrian interests, for hacking out through the local lanes and bridleways. A unique and very special home!

Situation

The village of Rockhampton is situated 2.7 miles from the centre of the market town of Thornbury, away from the bustle of main roads and motorways, yet just 2.9 miles from J14 of the M5. An accessible rural setting with the byways and country walks of the Berkeley Vale right on the door step. The village has a church, St. Oswald's with its 14th Century tower and a thriving cricket club - www.rockhamptoncc.com. The nearest secondary school is The Castle School in Thornbury 2.4 miles away www.thecastleschool.org.uk. National Route 41 of the National Cycle Network passes through the beautiful surrounding countryside 1.3 miles to the north-west at Hill.

Property Highlights, Accommodation & Services

- Stunning Detached Barn Conversion Bursting With Character And Period Features
- Circa 1.28 Acres, Plus Separate Detached Annexe And Covered Parking, Wooden Barn/Workshop
- Additional 1.77 acre Paddock By Separate Negotiation, Complete With Class Q Planning Permission For Dwelling
- Idyllic Rural Location With Far Reaching Countryside Views • Secluded Seating Areas And Sweeping Lawns
- Fabulous Vaulted 'Split-Level' Living Space With Wood-Burning Stove
- High Quality Fitted Kitchen With Granite Worktops, Integrated Appliances Plus 'Aga' • Four/Five Bedrooms, Twin Staircases
- Family Bathroom, Two-En-Suite Shower Rooms, Annexe Shower Room



IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





