

Main Street

Farrington Gurney, Bristol, BS39 6UB

COOPER
AND
TANNER



£395,000 Freehold

A spacious and versatile, three bedroom detached stone barn conversion located within the popular village of Farrington Gurney and being offered for sale with no onward chain. The property offers off road parking and a small gravelled courtyard. Viewing recommended.

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DESCRIPTION

A spacious and versatile, three bedroom detached stone barn conversion located within the popular village of Farrington Gurney and being offered for sale with no onward chain. The property offers off road parking and a small gravelled courtyard. Converted back in 2006 from a previous feed store, Mangel House offers flexible accommodation arranged over two floors with the accommodation comprises an entrance hall with turning oak staircase rising to the first floor landing, a spacious double bedroom, shower room, sitting room with feature fireplace with flagstone hearth and window seats and a door with step up into the kitchen/diner. There is a range of fitted wall and base units with integrated oven and hob and space for appliances. From here there is a door leading out on to the courtyard garden. To the first floor there is a large landing area, ideal for being used as a study or potentially partitioned off to create a further bedroom. To the far end of the property is the main bedroom with en-suite shower room and built in wardrobes. In addition to the first floor there is an additional bedroom with built in cupboards and a family bathroom. Internal viewing comes highly recommended to appreciate what this property has to offer.

OUTSIDE

Externally there is a gravelled courtyard area which is south facing and has a large wooden storage shed. There is also off road parking for 1 car.

LOCATION

Farrington Gurney is a popular thriving village situated within a short driving distance to the Mendip Hills and the Chew Valley Lake area. It has convenient access to the cities of Bristol, Bath and Wells. The village offers an excellent Primary School, a Public House, an 12-hole golf course, churches and good local bus services to Bristol, Bath, Wells and nearby Midsomer Norton, with a free bus service to Norton Hill Secondary School. The latest village facility is the new multi-purpose village hall and outdoor tennis courts. The popular farm shop and café is within easy walking distance as is the Co-operative store. Tesco Superstore lies a mile or so to the East.

COUNCIL TAX BAND

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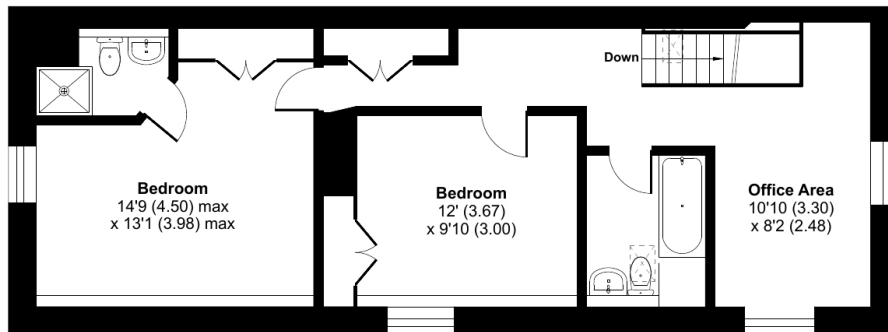




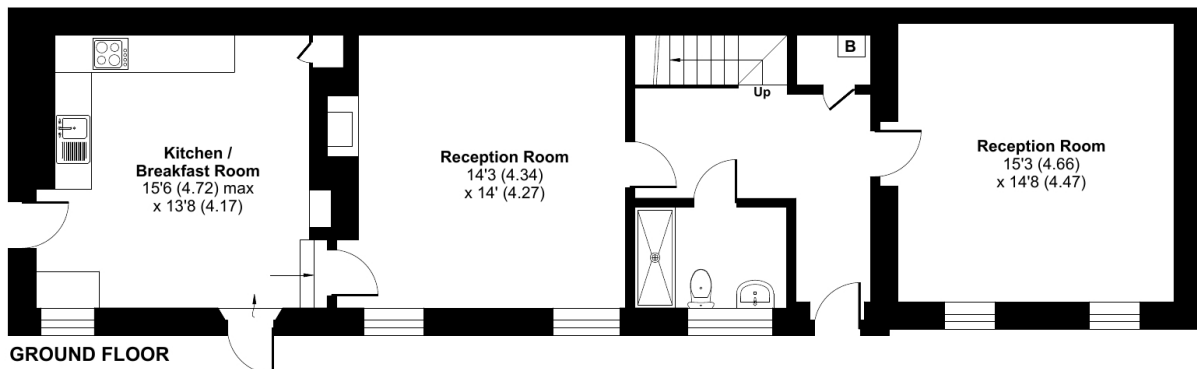
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Approximate Area = 1535 sq ft / 142.6 sq m

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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1328083

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