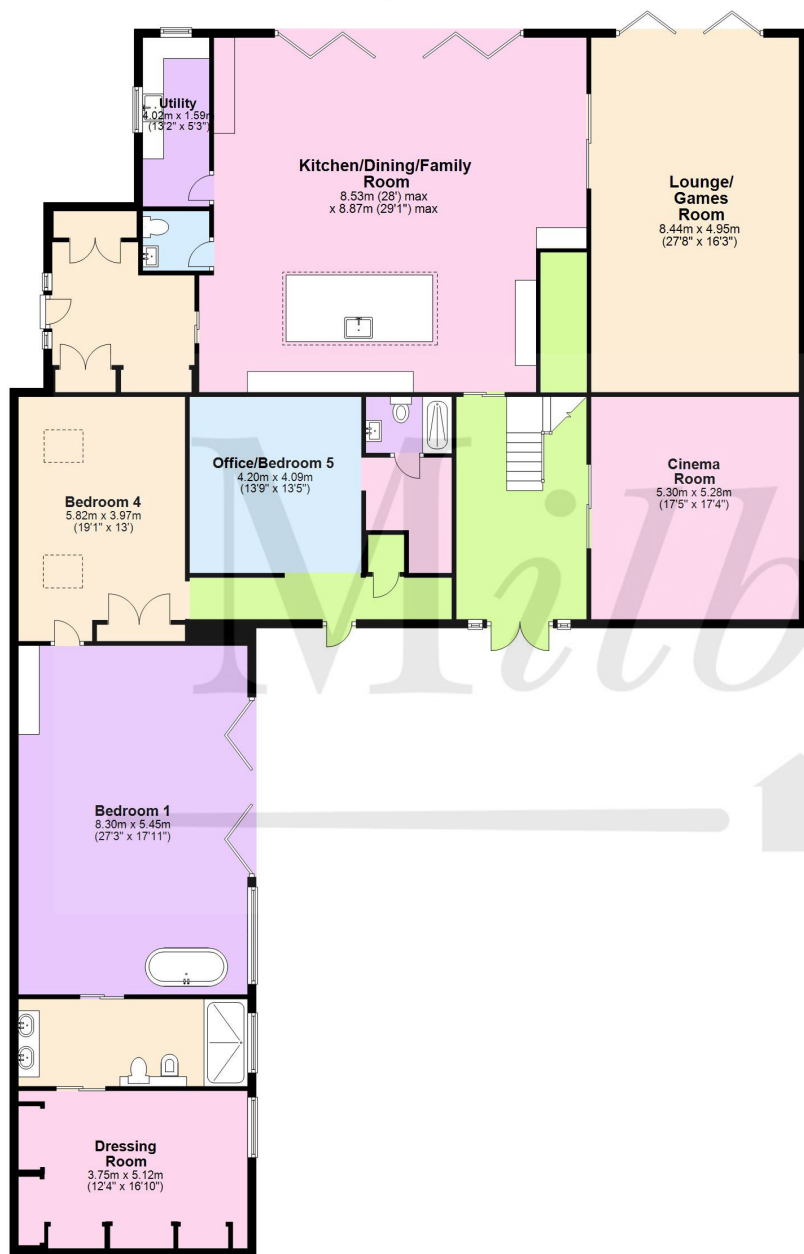




Ground Floor
Approx. 324.7 sq metres (3495.2 sq. feet)



First Floor
Approx. 76.1 sq metres (819.6 sq. feet)



Total area: approx. 400.9 sq. metres (4314.8 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanIt360.

Wood View Barn, Wotton Road, Iron Acton, South Gloucestershire BS37 9XE

JUST WOW! This show stopper of a property will be sure to impress. Built/converted in 2021 with all mod-cons, this contemporary barn makes for a super impressive family/party/executive home! Situated in a semi-rural location between Iron Acton and Rangeworthy, this ultra modern character home enjoys countryside views and sits in a circa 1.25 acre plot. Electric gates invite you onto a generous driveway which can accommodate multiple vehicles, plus there is an attractive detached car port with office space over. As you enter the barn you are greeted with a large entrance hall and wine store, then a 29ft kitchen/dining/family room wows you with its huge central island, stylish built in cupboards that house multiple integrated appliances, a hidden larder room, bi-folding doors, casual seating, a bar, built-in media wall and more! From here you can access a guest WC and utility room. Slide and hide double doors take you into a generous reception room that can be used as formal dining or a separate living room. Moving through the ground floor you will find an impressive cinema room with oversized sofas/daybeds to fit the whole family to enjoy a truly cinematic experience with a state of the art projector and surround sound. From here you meander through a striking inner hall with modern staircase and vaulted ceiling with double doors taking you to the front courtyard. The ground floor accommodates 2-3 of the bedrooms including a stunning master bedroom suite with exposed oak frame, a beautiful feature roll-top bath, bi-folding doors looking out to the courtyard and a cinema projector system. This opens out to a large ensuite bathroom which then takes you through to a large dressing room. The first floor has two large double bedrooms - both with ensuite shower rooms - with one having a child's mezzanine platform plus climbing wall. Moving outside the rear garden is fun and practical with seating areas, artificial grass and composite decking - an amazing sociable space which also comes with a hot tub and a fantastic bar room that is great for parties! Two large timber storage sheds have been built plus there is an untouched field to the rear which could be a lovely paddock or just a great play area. NO ONWARD CHAIN! (The property is currently run as a holiday rental).

Situation

The nearby picturesque village of Iron Acton is located between the market town of Chipping Sodbury and the villages of Winterbourne and Frampton Cotterell. It has a charming conservation High Street with many period properties, plus there are beautiful countryside surroundings including the Frome Valley River Walkway. It benefits from its own primary school, village green with traditional Maypole, church, village hall, children's play area, tennis courts, two public houses and of course the annual 'Proms in the Meadows!' Nearby there is also the garden centre with its own coffee shop. Adjacent to the church the beautiful Old Rectory is now a private therapy clinic offering a range of treatments. There are excellent road links to Bristol and motorway junctions for the M32/M4 and M5, with the M4 junction being approx 6.9 miles away. Bristol Parkway Railway Station is approx 6.6 miles from the village.

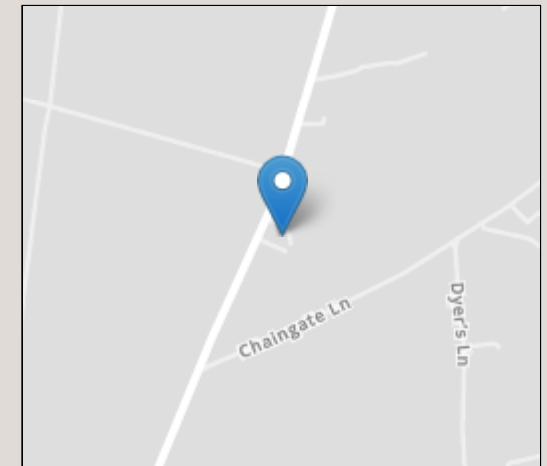
Property Highlights, Accommodation & Services

- Stunning Barn Conversion • Detached Double Car Port with Offices Above • Built / Converted in 2021
- Over 4,300 Square Foot of Living Space • Set in Circa 1.25 Acre Plot • Cinema Room
- Sonos Surround Sound including the Garden • Air Source Heat Pump Central Heating
- No Chain! Currently a Successful Holiday Rental • Council Tax Band - H - South Gloucestershire Council

Directions

Leaving Yate heading towards Frampton Cotterell and Winterbourne, turn right at the traffic lights by Parkers Garden Centre onto Wotton Road

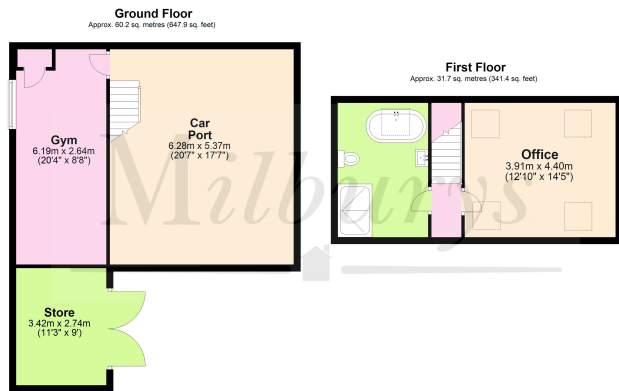
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



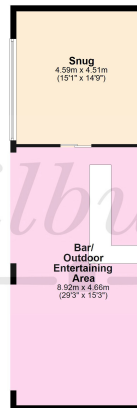




Total area: approx. 91.9 sq. metres (989.3 sq. feet)

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Plan produced using PlanItUp.

Garden Room



Total area: approx. 61.4 sq. metres (660.5 sq. feet)

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