

Total area: approx. 100.5 sq. metres (1081.7 sq. feet)

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



The Old Dairy, Mayshill, Frampton Cotterell, South Gloucestershire BS36 2NS

The Old Dairy is a superb, newly renovated detached barn found in a small private hamlet on the outskirts of Frampton Cotterell - formally part of the Mayshill Farm. It is one of several character homes in a courtyard setting and looks out onto a collection of other attractive period homes. This property is set over one floor and would also work wonderfully for those looking for same level or bungalow living! You are invited into the property through its large original entrance door. Once in you are greeted with a fantastic open-plan layout that comprises of multiple arched windows letting light floor through the living space which comprises of a lounge area, dining space and onto a beautiful and contemporary kitchen with dark grey cabinets and contrasting white quartz tops. There is also a peninsular island which encourages a lovely social feel. From the lounge you will find an additional reception room, that could be used as a snug, study or a 3rd bedroom if needed. Moving to the rear of the property, you will pass a separate guest WC and family bathroom with shower plus bath. Then onto two double bedrooms - the master coming with a beautiful ensuite shower room. Externally a great size rear garden overlooks beautiful open farmland where horses graze. This garden is laid to lawn and has a patio area plus is very private. You will also find a large brick paved driveway for 2 or 3 cars. A delightful property that is ready for it's new owners to enjoy.

Situation

The village of Frampton Cotterell enjoys countryside surrounds including the beautiful Frome Valley River Walk whilst also having easy road and train access to Bristol making it ideal for commuters. The village has a selection of local shops and cafes in addition to the nursery and toddler groups, plus there are several infant and primary schools which have received Good and Outstanding Ofsted reports. There are also Sporting facilities which include football, rugby, tennis and cricket clubs. Frampton is in the catchment for The Winterbourne Academy (state secondary school). The nearby Kendleshire Golf Club and Bitterwell fishing lake are just minutes drive away whilst Bristol city centre is approx 9.2 miles and Parkway Train Station is approx. 4.2 miles. The Hambrook Junction of the M32 (M4 Junction 19) is circa 5.6 miles away.

Property Highlights, Accommodation & Services

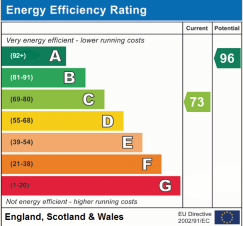
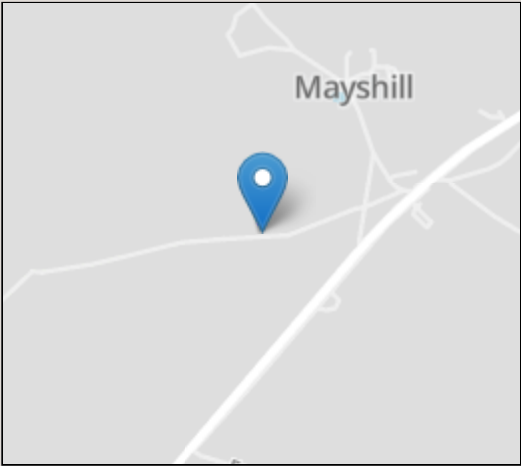
- Beautiful Detached Barn Conversion • Stunning Countryside Setting • Large Rear Garden open to Farmland
- Contemporary Finish With Open-Plan Kitchen/Dining/Family Room Living Space • 2 Large Parking areas for Multiple Vehicles
- Same Level Living • 2/3 Double Bedrooms • Family Bathroom and Ensuite to Master
- Gas Central Heating, Private Drainage Plus Fibre Broadband. • Council Tax TBC

Directions

Leaving Yate and heading towards Coalpit Heath, take the right turning into Mays Hill just after The New Inn public house on your left. Once off the main road take the first left across a small green whereby you will see Mayshill Farm development signposted. When you reach the bottom of this lane The Old Dairy will be the first Barn on your right hand.

Local Authority & Council Tax -

Tenure - Freehold



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