

Total area: approx. 147.9 sq. metres (1592.4 sq. feet)

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Plan produced using PlanUp.



Beaters Barn, Mays Hill, Frampton Cotterell, South Gloucestershire

BS36 2NS

Set in the popular Mays Hill Farm development, Beater Barn is 1 of a handful of fabulous conversions that have been renovated over the past 12 months. This semi detached and sizable property offers a 33ft lounge/diner boasting dual aspect and beautiful views across the rear garden and farming fields beyond. You will also find a stunning kitchen/breakfast room with a quality fitted kitchen, quartz worktops, butler sink, integrated appliances and solid oak flooring. Further ground floor benefits include a small study and guest WC. Moving upstairs there are 2 good size double bedroom and a single bedroom, along with an additional small study or cot room, a contemporary family bathroom and ensuite shower room to the master. Externally this attractive barn is complemented with a timber framed double carport, then a large rear garden laid to lawn and with a small patio area and lovely far reaching views over fields and the wider countryside. Additional benefits include underfloor heating, gas central heating and fibre broadband. A beautiful green setting with public footpaths on the doorstep for dog walking plus an easy stroll to the local village of Frampton Cotterell.

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

- Stunning Barn Conversion • Picturesque setting overlooking open countryside • Sizable Rear Garden With Views
- 3 Bedrooms Plus Study • Family Bathroom and Ensuite to Master • Large Lounge/Diner • High End Kitchen/Breakfast Room
- Downstairs Study/Play Room • Double Carport with EV Charger • Council Tax - TBC

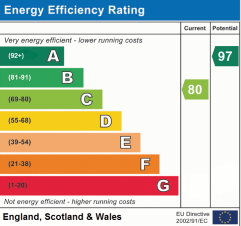
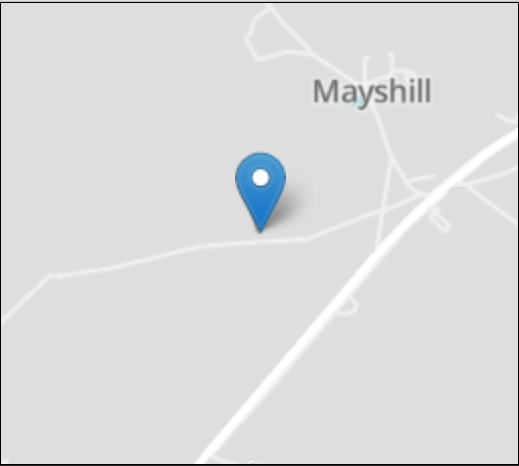
Directions

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 where you will see Mayshill Farm signposted. The Forge is found at the bottom of this lane, on the right hand side of the courtyard.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax

Tenure - Freehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



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