



2 Dairy Barn
Hailstones Farm, Redhill, Bristol, BS40 5TG

Robin King | Estate Agents

2 DAIRY BARN, HAILSTONES FARM, REDHILL, BRISTOL, BS40 5TG

A well proportioned and stylish 4 bedroom barn conversion with ample parking and a large rear garden and open rural views to front and back

- Approx 1,737 sq ft well planned family accommodation
- Wonderful sitting room with beamed ceiling
- In catchment for “Outstanding” Churchill Academy and Sixth Form Centre
- Convenient for Bristol and beyond
- No onward chain

2 Dairy Barn is situated in a rural location at the end of a shared private driveway off the A38 at Redhill. Characterised by a large full height central glazed entrance hall, beamed ceilings combine with high quality contemporary fixtures and fittings to create stylish family accommodation. A neutral colour scheme throughout the property provides a sense of space and calm in a rural setting.

On the ground floor is a very spacious laundry/utility room with direct access to the front parking area, along with a contemporary cloakroom and a very large hallway storage cupboard. The well planned kitchen/breakfast room incorporates high gloss duck egg wall and base units with integrated appliances including an induction hob, oven and dishwasher and there is space for a free-standing fridge/freezer. There is a useful breakfast bar and direct access to the rear garden via the glazed back door. The sunny dining room incorporates a square sided bay window with a window seat. The very spacious dual aspect sitting room is flooded with light and includes exposed ceiling beams and a feature hearth with wooden mantel, and there are glazed doors providing access to both the front and the back garden.

Upstairs the large principal bedroom provides plenty of space to sit and relax and there is a contemporary en suite shower room. The upstairs mezzanine landing overlooks the glazed entrance hallway, and a wide wooden beam gives a nod to the history and character of the building. In addition to 2 spacious hallway cupboards there are 3 further bedrooms and a contemporary family bathroom.

Outside - To the rear is a large garden, laid mainly to lawn with low stone





walls and fencing, which offers scope for creative planting to further enhance a wonderful place to sit and enjoy the surrounding countryside views.

Location - The village of Redhill lies in an elevated position approximately 2 miles south west of Winford, which has a junior school, pub and a post office. Further amenities are available within 2 miles west at Wrington, including primary schooling and playschool, and secondary schooling is available nearby at the “outstanding” Churchill Academy and Sixth Form Centre. Redhill is surrounded by the picturesque Mendip Hills Area of Outstanding Natural Beauty, and is close to lakes at Chew Valley and Blagdon. Bristol International Airport is within 2 miles, Bristol 10 miles north east and the M5 within 12 miles, either at Jct 21 St Georges or Jct 20 Clevedon north east. Mainline rail services to London (journey time from 114 minutes) are available within 9 miles from Yatton station.



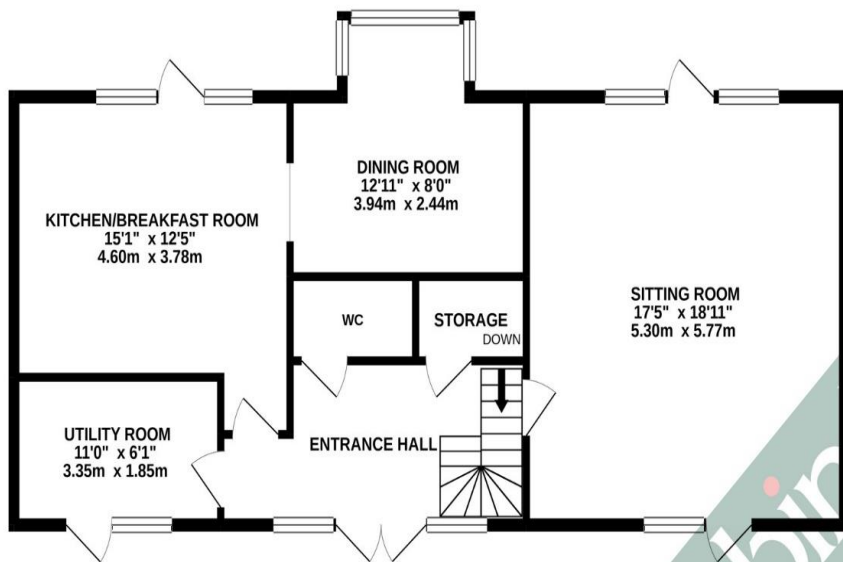
Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

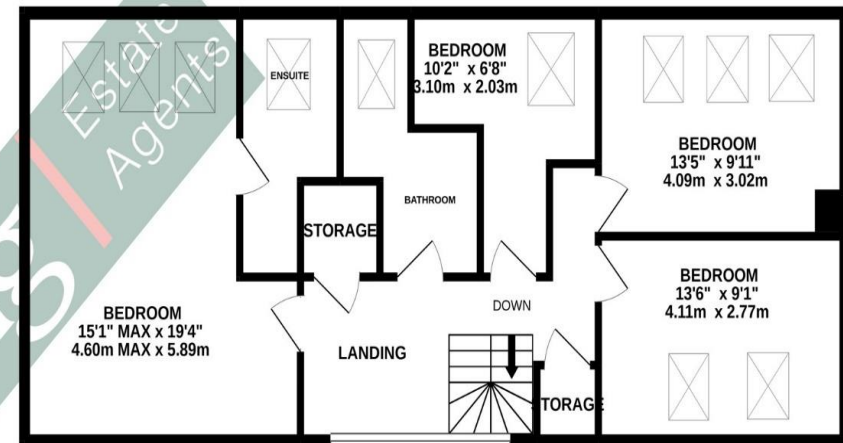
DIRECTIONS – From our office take the A370 Bristol Road, and after approx. 0.5 miles turn right onto the Wrington Road and continue for approx. 2 miles through Udley and onto West Hay Road. Having passed the right hand turning to Albury's take the next left onto Chapel Hill and continue along Roper's Lane to the end, going straight over to Long Lane and beyond Barley Wood Walled Garden. Long Lane turns into Church Lane; continue to the end and turn left onto the A38 Red Hill. Continue past the right turn to Row of Ashes Lane and take the private road to the left, at the end of which 2 Dairy Barn is on the left-hand side, in the middle.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1908.44 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – Mains water and electricity, septic tank drainage, oil fired central heating **EPC RATING** – C

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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