



The Retreat Pilning Street, Pilning, BS35 4JJ

GUIDE PRICE £1,100,000

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PROPERTY OVERVIEW

The Retreat is a spectacular new conversion of a former barn offering a striking, modern interior and is surrounded by glorious countryside. The property is situated within easy reach of Bristol and Gloucestershire and is accessible to the M4/M5 motorway links. This modern new home has been built to an outstanding specification and is extremely energy efficient.

Generous gardens and parking surround the property to this unique barn conversion with its magnificent first floor open plan living, dining and kitchen space. The atmosphere is bright and airy with clean lines and a truly contemporary finish. The kitchen area features modern shaker-style fitted cabinets, providing a huge amount of storage with an integrated sink. The superb range of appliances includes a range cooker with extractor, dishwasher and twin fridge freezers plus an extensive breakfast bar with lattice style wine storage.

The ground floor has underfloor heating and flexible accommodation which is currently arranged as two opposing garages with electric doors to the front, cloakroom, three bedroom suites with extensive built in wardrobes and dressing tables, all with direct access to the gardens via patio doors and each with generous en suite shower rooms. There is a utility room and lift to the first floor along with a beautiful oak turned staircase.

The fantastic styling and high specification continue to the first floor where there is a magnificent open plan living space with 3 feature roof windows designed to fully utilise both the light and 360-degree country views with opposing 'Juliet' balconies, log burner and contemporary kitchen. Two further well-designed bedrooms including the master suite with en suite, dressing room and 'Juliet' balcony. The Master suite also benefits from direct access to the garden via its own external staircase.

Outside

The Retreat has right of access over the driveway and there is an electric gate onto a parking area with plenty of space for multiple vehicles.

The generous gardens surround the property. An attractive plant and herbaceous beds, lawned areas, play area, large flag stone patio area with separate staircase rising to the first floor living space. Storage out building and a pond and store/plant room that houses the 'biomass' fuel boiler.

Location

The Retreat is in an extremely convenient, quiet and beautiful location, down a long drive, in a quiet backwater within 8.5 miles of central Bristol, approx. 0.4 miles to Pilning train station and Bristol Parkway Station. One of the many unique features of 'The Retreat' is that although you have a sense of rural bliss when you are at the property, you are also connected to the surrounding cities and beyond due to fantastic transport links.

The Seller informs us that the heating and hot water at The Retreat is provided by a Biomass Woodchip Boiler that was installed and commissioned in December 2014 and is able to claim on the Governments Non-Domestic RHI tariff in which payment is received quarterly for a period of approx. 20 years.

In the period April 2023 to April 2024 we received around £5,000.00 in RHI payments and the cost of the woodchip was £4,583.25 including 5% VAT charged.

The biomass system also supplies hot water to Foxhole Farm next door - this is a metered supply and is invoiced quarterly. We received payments from our neighbour at Foxhole Farm for the same period as above for his usage totalling £2,129.65.

The Biomass system is remotely monitored by Dunster Biomass who can alert us if there is a problem on the system. It is serviced annually.

Also to note - there is air conditioning in the main living area upstairs which in winter can provide additional heat if required. Bedroom 3 downstairs also has an air conditioning unit fitted.

KEY DETAILS

- A Spectacular New Conversion of a Former Barn
- 5 Bedrooms
- Open Plan Kitchen/Diner/Living Area
- Generous Grounds
- 2 Garages

Guide Price: £1,100,000

Tenure: Freehold

Council Tax Band:

Local Authority: South Gloucestershire

Vendors Onward Position:

No Onward Chain

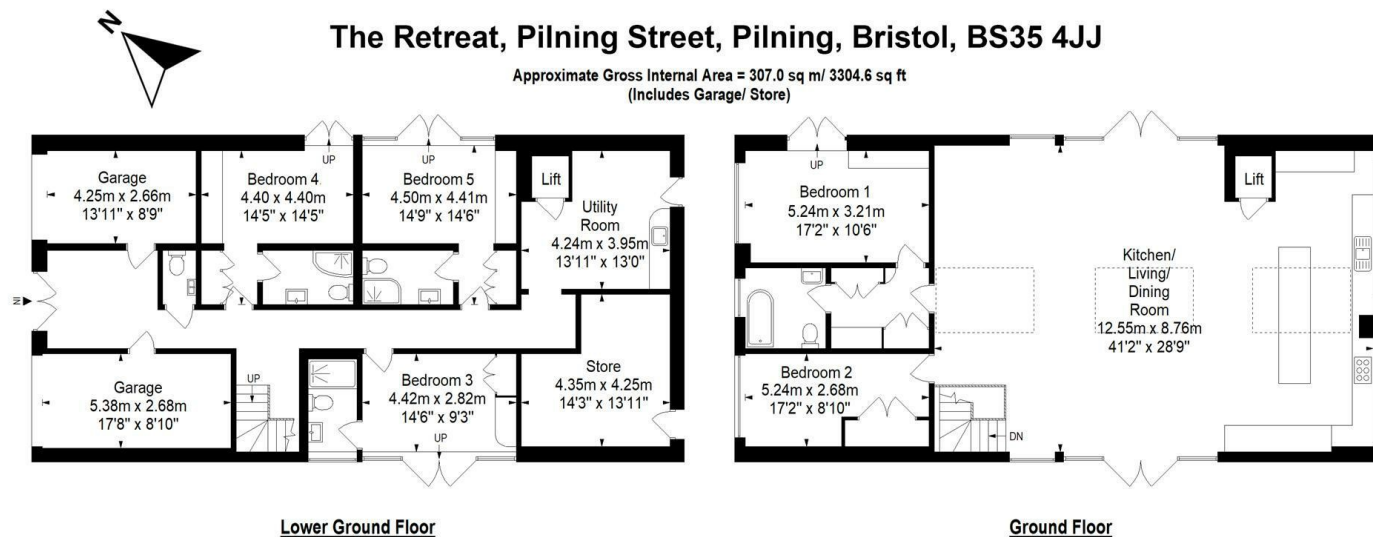
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Viewing: By appointment only



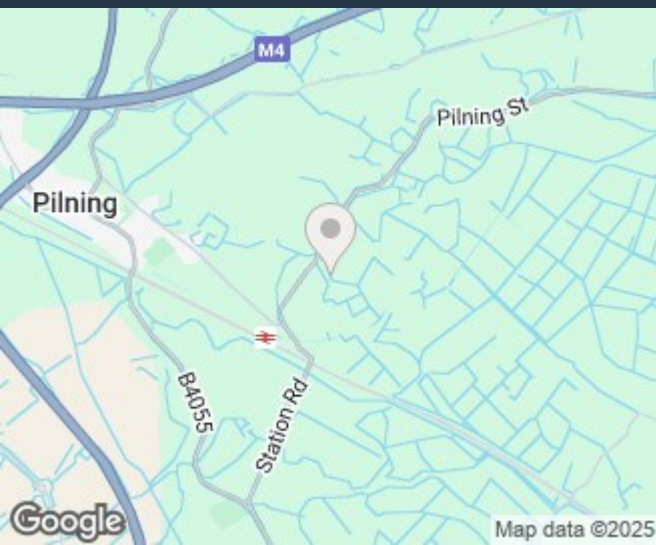
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This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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