Swallow's Barn Severn Road, Pilning, South Gloucestershire, BS35 4HW

GUIDE PRICE £795,000

GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

Swallow's Barn is an impressive and beautifully presented detached family home, occupying a wonderfully private position within approximately 0.75 acres of established gardens and surrounded by open Green Belt countryside.

Built in 2010, the property has the attractive appearance and character of a traditional country home, yet was designed with modern family living and energy efficiency firmly in mind. The main house extends to approximately 2,717 sq ft including eaves, with generous proportions, excellent natural light and a particularly versatile arrangement of accommodation. A substantial detached double garage with office or guest accommodation above, together with a separate workshop/store, further adds to what is an exceptionally practical family home.

The approach immediately sets the tone. Swallow's Barn sits comfortably back from Severn Road, approached through a gated entrance and generous driveway, with mature gardens surrounding the house and open countryside beyond.

Inside, a welcoming entrance hall leads into the principal ground-floor accommodation, with the impressive kitchen/dining room forming the natural heart of the house. Extending to approximately 29'4", this is a superb everyday family and entertaining space, with a country-style kitchen incorporating an extensive range of cabinetry and granite work surfaces and a generous dining area opening naturally into the adjoining family room.

The family room itself enjoys a lovely connection with the gardens, with French doors opening directly onto the terrace. One of the strengths of the house is the flexibility of the remaining ground-floor accommodation. There is a generous double bedroom together with a separate study/bedroom, providing excellent options for guests, multigenerational living or those wishing to work from home. A useful utility room and cloakroom complete the ground floor.

Upstairs are three further well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom. Extensive eaves areas provide valuable additional storage.

The house was constructed with energy efficiency very much in mind, incorporating high levels of insulation and underfloor heating throughout. We understand the property was nominated by Building Control and became a finalist in two LABC Building Excellence Award categories Best Sustainable Project and Best Domestic Conversion or Extension.

The gardens are undoubtedly amongst Swallow's Barn's greatest attributes. Extending to approximately 0.75 acres, the house sits within beautifully established and remarkably private grounds, enclosed by mature hedging and surrounded by open countryside.

Predominantly laid to lawn, the gardens have been thoughtfully established to provide a variety of distinct areas in which to relax, entertain and enjoy the surroundings. A large paved terrace immediately adjoining the house creates a natural extension of the living accommodation and an excellent setting for outdoor dining, while beyond are mature shrubs, established planting and an attractive orchard.

The elevated and aerial views demonstrate just how special the position is, with the house sitting comfortably within its own grounds and enjoying an expansive outlook across the surrounding Green Belt countryside. It gives Swallow's Barn a genuine sense of rural seclusion that is increasingly difficult to find within such convenient reach of Bristol.

A substantial gated driveway provides extensive off-street parking and leads to the detached double garage, measuring approximately 20'8" x 20'0". Above is a generous office/guest room with its own WC, providing an excellent space for home working or occasional ancillary accommodation.
A separate detached workshop/store adds further practicality.

Location
Swallow's Barn enjoys a peaceful position in the South Gloucestershire village of Pilning, surrounded by countryside yet exceptionally well placed for Bristol and the wider motorway network.

The village offers a primary school, local shop and public houses, with a wider range of amenities available in nearby Almondsbury, Olveston, Alveston and Thornbury. Cribbs Causeway and Bristol are also within convenient reach.

For commuters, access to both the M4 and M5 is particularly straightforward, while Bristol Parkway provides regular rail services to London and other major destinations.

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KEY DETAILS

- Impressive 4 Bedroom Detached Family Home
- Set Within approx. 0.75 Acres Of Established Private Gardens
- Approx. 2,717 Sq Ft, Including Eaves
- 3 Generous First-Floor Bedrooms, Principal With En-Suite
- Substantial Detached Double Garage With Office/Guest Accommodation & WC Above
- Detached Workshop/Store
- Former Finalist In 2 LABC Building Excellence Award Categories

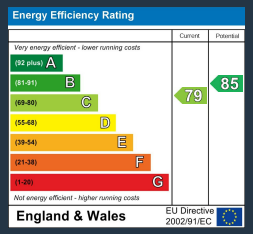
Guide Price: £795,000

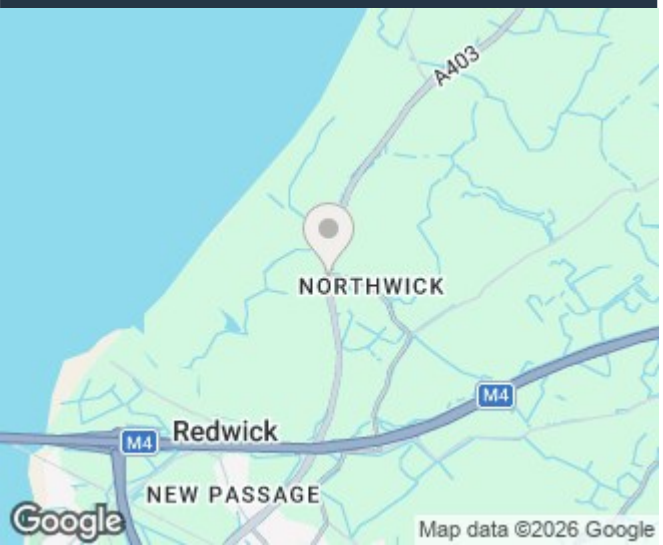
Tenure: Freehold

Council Tax Band: F

Local Authority: South Gloucestershire

Vendors Onward Position:
Onward Purchase





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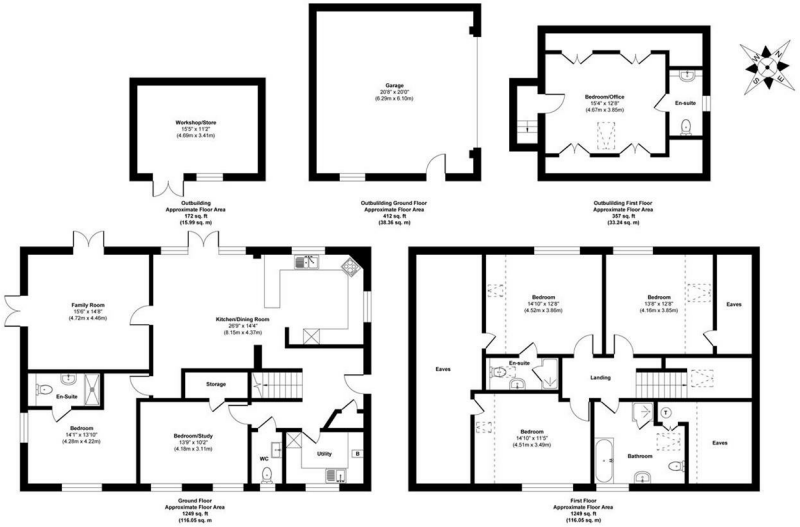

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