



A very elegant home enjoying peace and tranquillity in a wonderful historic setting.

Barrow Court, Barrow Gurney, Bristol, BS48

£695,000 Leasehold (956 years remaining)

savills

Comprehensively refurbished historic home in stunning parkland grounds • Exceptional country views from all principal rooms • Generous private garden • Adjoining sun terrace • Exceptional character and charm • Integral storage room and two allocated parking spaces

About this property

Barrow Court is a very special and greatly sought after location. This beautiful home sits within a courtyard of the stables of the main Grade II* listed Jacobean manor house which has a rich and intriguing history, once the site of a Benedictine nunnery with origins dating back to the 13th century. The main house and outbuildings were converted in the 1970s and carefully restored to create a delightful enclave of 18 residential dwellings. Set within extensive private grounds and approached via an impressive long driveway adjacent to the church of St Mary and St Edward which was rebuilt for Henry Gibbs, son of William Gibbs of Tyntesfield. In addition to the open lawns and communal tennis court within the grounds, number 12 also has the benefit of its own secluded South facing terrace adjoining the property, together with a generous private garden accessed via a short pathway with borders, lawn, paved entertaining area and espaliered fruit trees. Both the property and the gardens enjoy wonderful views across the adjoining pasture land, interspersed with fine specimen trees that form a superb backdrop on the hillside beyond.

Located at the southern end of the sheltered courtyard, with two storey elevations to the front and three to the rear, the property has recently been comprehensively refurbished and is offered to the market in stylish and elegant decorative order throughout. New engineered oak flooring runs through the welcoming entrance hall into the adjoining sitting room, and it is striking how

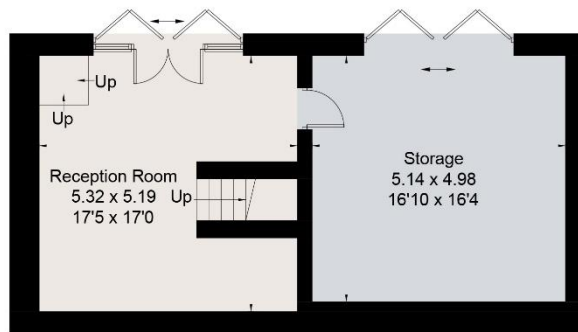
much natural sunlight floods into this west facing room. A fine conversion of one of the lower vaulted rooms provides a stylish and peaceful dining or study room. This area which features stylish stone flooring with underfloor heating, can be accessed directly through glazed double doors to the rear of the property. This would certainly be advantageous to those seeking to live/work opportunities. Adjacent to this room is a generous vaulted storage room which again can be accessed directly from the property. There are two further store areas under the sun terrace, reached via wrought iron gates at ground floor level, one of which houses the oil fired central heating boiler. There are two allocated parking spaces to the rear of the property and extensive visitors parking.

The current arrangement of the house works exceptionally well for single or dual occupancy with plenty of space for accommodating overnight visitors. The dual aspect sitting room has a new wood burning stove as a central focal point, with a lovely arched door opening to the adjoining south facing sun trap terrace. The kitchen at this level is fitted with a range of painted wall units and a smart granite work surface. This room is particularly bright, enjoying lovely views to the west over the walled gardens and large enough to accommodate a substantial farmhouse style dining table. There are two newly fitted, beautifully appointed shower rooms within the property one at ground floor and a further one serving the three bedrooms at first floor level.



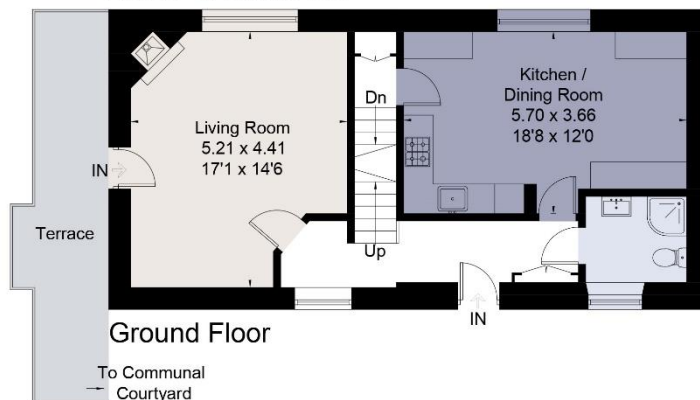


Approximate Area = 175.4 sq m / 1888 sq ft
Including Limited Use Area (5.3 sq m / 57 sq ft)
For identification only. Not to scale.
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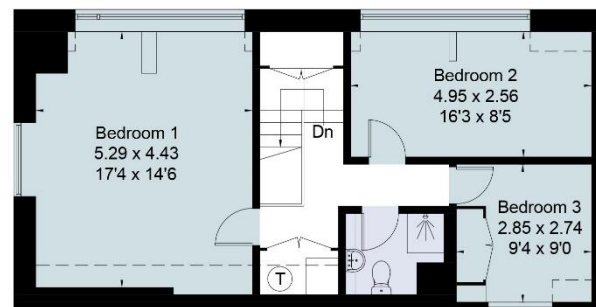


Lower Ground Floor

□ = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

Barrow Court is located in the much sought after village of Barrow Gurney with good local farm shops nearby. Further afield, Bristol City Centre and Clifton Village can be found within easy driving distance as can Bristol International Airport and Nailsea and Backwell station with frequent direct services to London'. There are extensive countryside walks to be found in the local vicinity and a number of outdoor pursuits and sports centres readily available nearby.

Tenure

Leasehold(956 years remaining)

Local Authority

North Somerset Council, Weston Super Mare

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone: +44 (0) 117 933 5800.

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