



Newpit Lane, Bitton, South Gloucestershire

A Grade II listed extremely well presented barn conversion situated along a quiet country lane with lovely views over undulating countryside.

Summary of accommodation

Ground floor Split level reception hall | Sitting room | Breakfast kitchen | Dining room | Utility room | Cloakroom | Bedroom with en suite shower room

First floor Gallery landing/study area | Principal bedroom with en suite shower room | Further bedroom | Family bath/shower room

Outside South facing part walled garden | Parking area for 4 cars | Small kitchen garden on opposite of the lane

Distances

Bitton Village 0.8 miles | Upton Cheyney 0.8 miles | Bath 8 miles | Keynsham 4 miles
Bristol 7.7 miles | M4 (J18) 8 miles | Bristol Airport 15.5 miles | Keynsham Rail Station 3.3 miles | Cribbs Causeway Regional Shopping Centre 22.2 miles
(All distances are approximate)

Location

Bitton is a thriving village almost equal distance between Bristol and Bath. It has a strong community with clubs including gardening, film, sports and a residents association. There is a church, church hall, primary school and local shops. Golden Valley Farm Shop and Cafe is only about 0.5 mile from the property. New Pit Lane is a quiet country lane in a rural setting, about 0.8 mile from Bitton village. Swallow Court is in a lovely position with open views over unspoilt undulating countryside, particularly from the garden. There are excellent walks on the doorstep with easy access to the Monarch's Way trail.





Description

Swallow Court is Grade II listed. It was converted in 2002 to a high standard by a private developer for his own occupation. The imaginatively designed and contemporary interior is beautifully presented and has been well maintained by the present owner, who has installed a new kitchen and bathrooms. It has a comfortable friendly atmosphere. There are solid oak floors, purpose built oak window frames, internal oak doors and vaulted ceilings with exposed timbers. The sitting room is a particularly attractive room with large double French doors opening to the garden. A log burning stove is fitted in an inglenook fireplace. The breakfast kitchen is well fitted with units, a central breakfast bar, solid granite worktops, a double oven range cooker with induction hob, cabinet fridge/freezer and a dishwasher. The dining room opens to the garden. There is a bedroom suite on the ground floor, and on the first floor is a gallery/study landing. The principal bedroom suite has superb open views over countryside. There is a further bedroom and family bath/shower room.





Outside

Swallow Court is approached over a gravel drive and an enclosed parking area with ample parking for four cars. The pretty garden has superb views over unspoilt countryside. It is accessed over wide steps from the parking area under an archway covered with mature climbing shrubs, including Honeysuckle, and leads to the part stone walled south facing garden. A central flagstone pathway with lawn and planted borders on either side lead to a flagstone area in front of, and almost spanning the width of the barn, ideal for entertaining. Ornamental trees intersperse the lawn and include Magnolia, Acer and Holly, and there is a variety of colourful shrubs, a pond, raised stone beds and a vegetable bed. There is an open fronted log store with adjoining garden store.

On the opposite side of the road is a small enclosed kitchen garden planted with Fig, Asparagus, Rhubarb, and Raspberry.

Property information

Services: Main water and electricity. Oil fire central heating. Private drainage shared with neighbour. Broadband provided by EE. Double glazed windows.

Tenure: Freehold

Local Authority: South Gloucestershire Council

Council Tax Band: F

EPC: D

Guide Price: £850,000

Directions

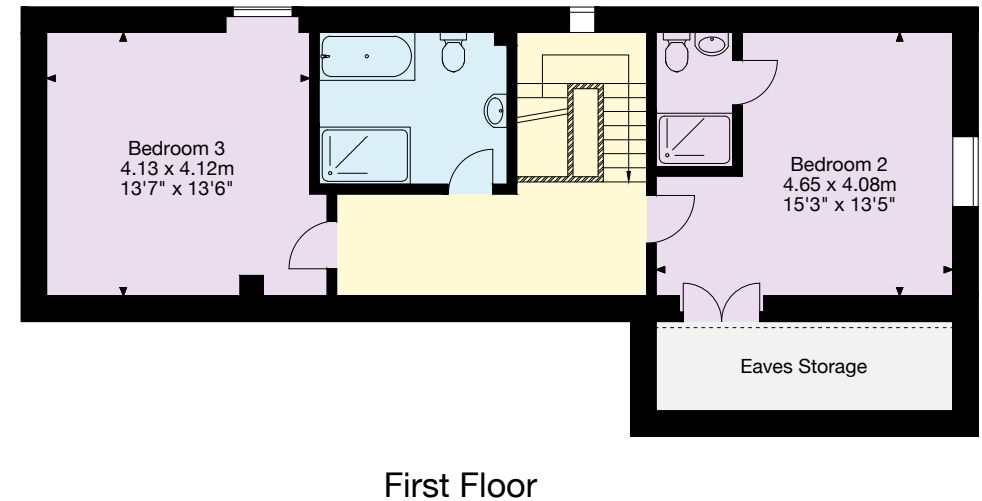
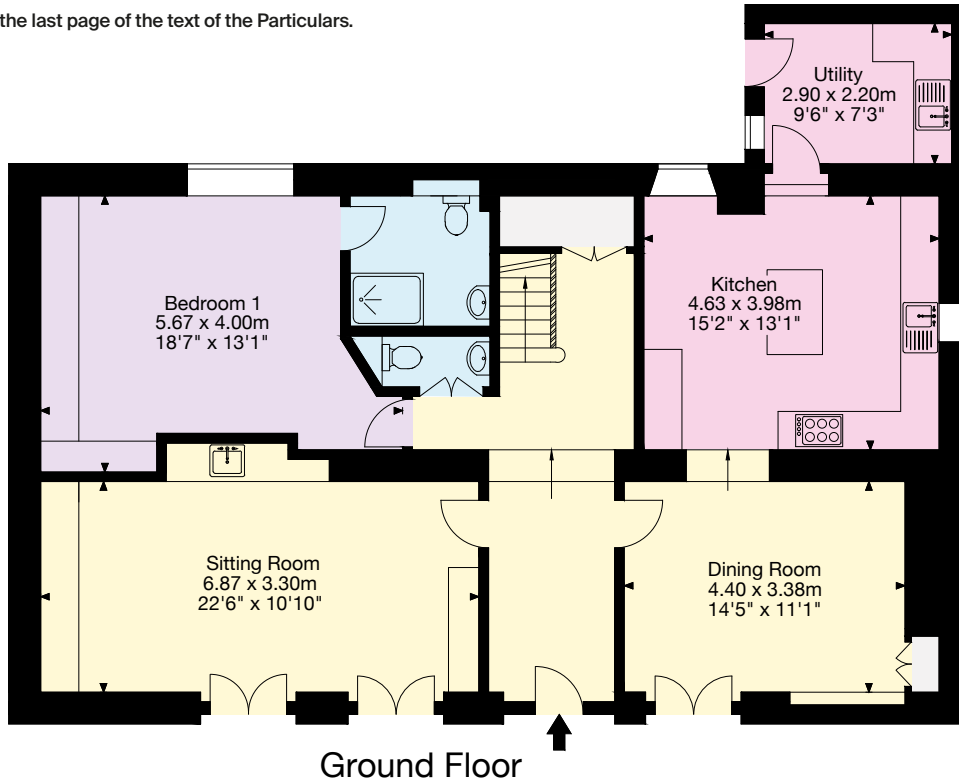
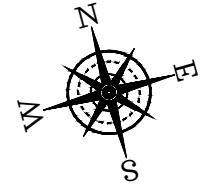
When in New Pit Lane, the entrance to Swallow Court is seen after about 0.1 mile on the left-hand side.



Approximate Gross Internal Floor Area

Total Area = 184 sq m / 1,980 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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