



South Grove Dundry Lane, Bristol, Somerset BS41 8JF

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A stunning five bedroom, Grade II listed barn conversion full of charm and character and located on a hillside setting in the village of Dundry, offering fantastic views over city of Bristol and beyond. Originally forming one of two barns that served Upper Grove Farm next door, South Grove was one of two farm buildings that was thoughtfully converted to create two desirable, adjoining dwellings in the 1990's.

The property has been meticulously maintained and looked after during the current ownership and offers a consistently high standard of presentation throughout that is very rarely seen. South Grove is approached via a long, gated gravel driveway that provides a most pleasing arrival. Furthermore, South Grove offers good privacy and seclusion and enjoys external gardens woodland and field/paddock land amounting to circa 1.5 acres.

In summary this unique home offers a rare combination of an historic, character filled home that offers superb outside space with the added benefit of being a turn key purchase.



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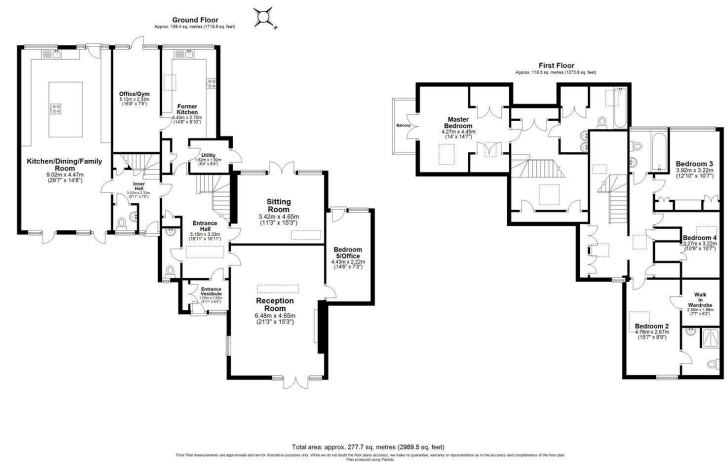


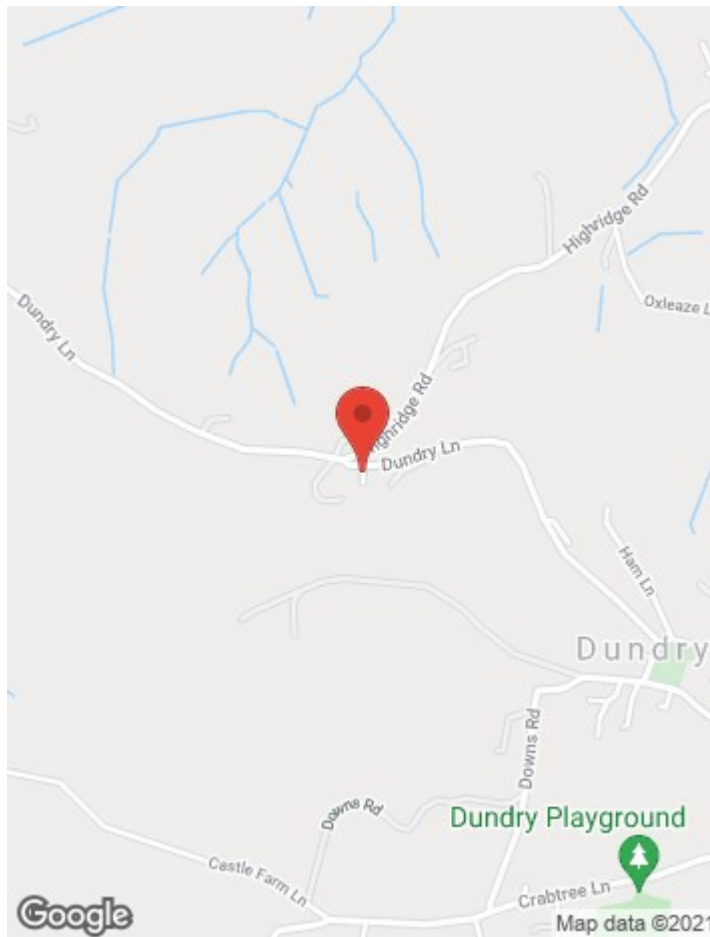
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU

Tel: 0117 973 1516

post@hydes.co.uk | www.hydes.co.uk

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