



Barn at Church Farm Cottage
Queen Charlton, Near Bristol, BS31 2SQ

Barn with Planning

Queen Charlton, Near Bristol,

BS31 2SQ

Modern barn with planning for conversion to substantial 5 bed house, with 12.31 acres land in lovely rural setting.

- Modern agricultural barn
- Planning for conversion to substantial 5 bed home
- Proposed floorspace 3,300sqft
- Edge of rural village
- Paddocks extending to 12.31 acres

Guide Price
£780,000

Barley Wood Stables, Long Lane, Wrington, BS40 5SA
wrington@david-james.co.uk
Tel 01934 864300
www.david-james.co.uk

DESCRIPTION

An exciting opportunity to acquire a large agricultural barn with planning permission to convert to a substantial five bedroom home of 3300sqft situated on the edge of the charming village of Queen Charlton near Bristol. The barn is set in paddocks and grounds extending to 12.31 acres

Access is via a driveway from Queen Charlton Lane.

Accommodation

Planning permission (ref 22/01185/ADCOU) was granted on 9th May 2022 through the prior approval process for the change of use of the building to a dwelling. Conditions 1, 3, 6 & 7 have been discharged (ref 23/02475/COND).

Once converted, the accommodation will extend to 307 sq.m. (3300 sq.ft.) and comprise:

Kitchen/Dining Room
Sitting Room
Utility Room
Five Bedrooms
Five Bathrooms
Double Garage

Doors from the reception rooms will look out onto a private garden/patio area.

Beyond the barn, there are pasture fields extending to about 12 acres that could be used for a range of purposes

Location

Queen Charlton is a delightful and quiet village situated in the North Somerset countryside with traffic access restricted. Whilst being away from main roads, there is good access to the A37 and A4. The centre of Bristol is only a few miles away and there is an excellent network of lanes, footpaths and cycleways in the locality. Whilst there are limited facilities within the village, the centres of Whitchurch and Keynsham are nearby. There is a strong community in the village with a renowned annual village fete.

Services

Mains water and electricity connections are believed to be available nearby.

Directions

From the centre of Keynsham proceed on Charlton Road towards Queen Charlton and Whitchurch. Having left the town, turn right after ½ mile towards Queen Charlton. The entrance will be found on the right after 200 metres.

From Bristol and Whitchurch, proceed on the A37 and turn left after ½ mile towards Keynsham and Queen Charlton. Keep on the road for ¾ mile and then turn left towards Keynsham. After a further mile, turn left towards Queen Charlton. The entrance will be found on the right after 200 metres.

Ref: WRU260006

Date: 10th June 2026

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

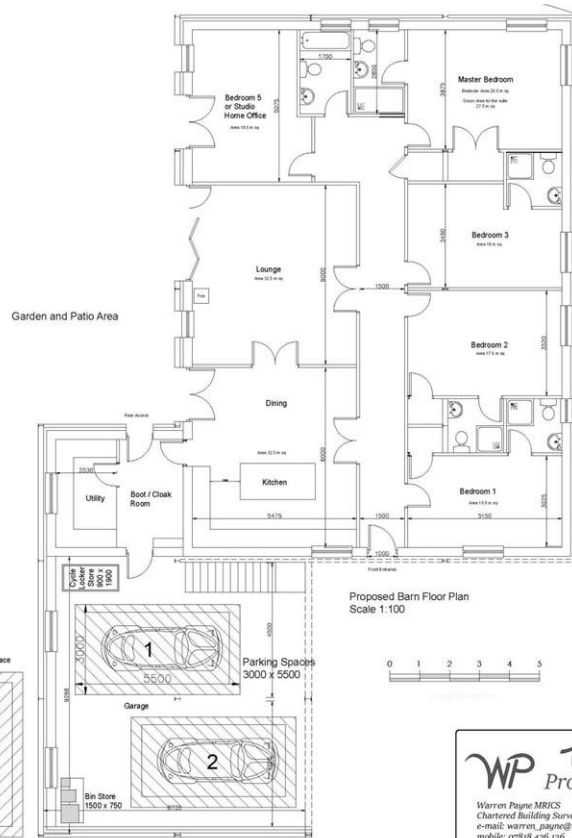
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





DAVID JAMES



Proposed Finishes:
Generally All to match or complement existing

Roof: Profiled sheet roofing Colour: Grey
By Kingspan or similar

Walls: Hit / Miss Timber Boarding Colour: Natural Timber
Larch or Sedar, set vertical as existing

Windows and Doors: Aluminum Colour: Dark Grey (Anthracite)
Window and Door openings to have sliding Hit / Miss Shutters
to continue the agriculture aesthetics and to increase security

Schedule Of Area's

Existing Barn Gross External Area	351 m sq
Existing Barn Gross Internal Area	332 m sq
Proposed Barn Gross Internal Area	307.5 m sq
Proposed Habitable Dwelling Area	232.5 m sq
Proposed Car and External Storage	75 m sq
Total Proposed Curtilage Site Area	700 m sq

WP Projects
Warren Payne MRICS
Chartered Building Surveyor
e-mail: warren_payne@icloud.com
mobile: 07518 4336 126

PROPERTY
Church Farm Cottage
Penn Hill Lane
Queen Charlton BS31 2SQ

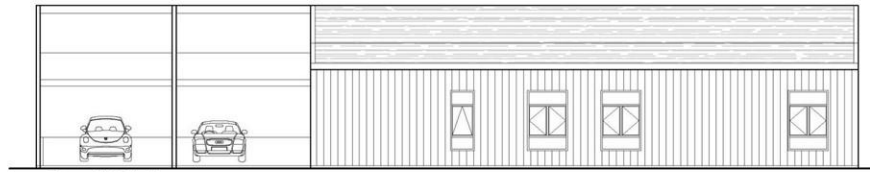
DRAWING TITLE
Proposed Barn
Conversion Floor Plan

Note Rev A 27-3-2020

Date 20 Feb 2020

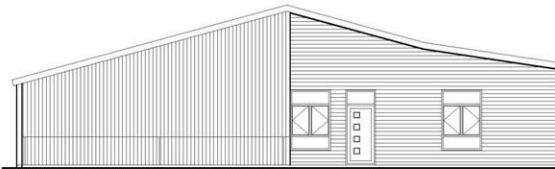
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Drawing No
GC-05 Rev A

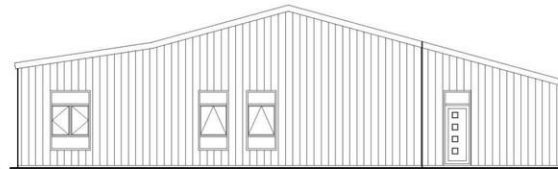



Proposed West Elevation
Scale 1:100

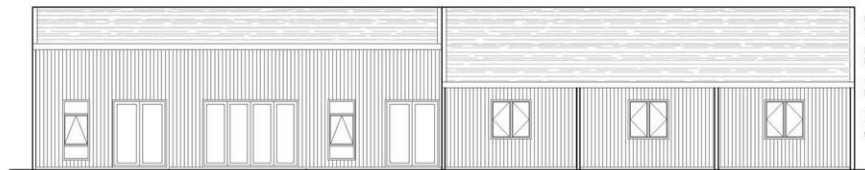
NOTES
 Responsibility is not accepted for errors made by others in scaling from this drawing.
 All construction information should be taken from figured dimensions only.
 All dimensions to be checked on site prior to construction.
 This drawing has been measured to a scale of 1:100, any subsequent enlargements must be checked and verified.
 All services shown in approximate positions.
 North Point indicative only.
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Proposed North Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100

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Warren Payne MRICS
 Chartered Building Surveyor
 e-mail: warren_payne@icloud.com
 mobile: 07958 436 126

PROPERTY Church Farm Cottage Penn Hill Lane Queen Charlton BS31 2SQ	Note
DRAWING TITLE Proposed Elevations	Date 20 Feb 2020
	Scale 1:100 @ A3
	Drawing No GC-06